

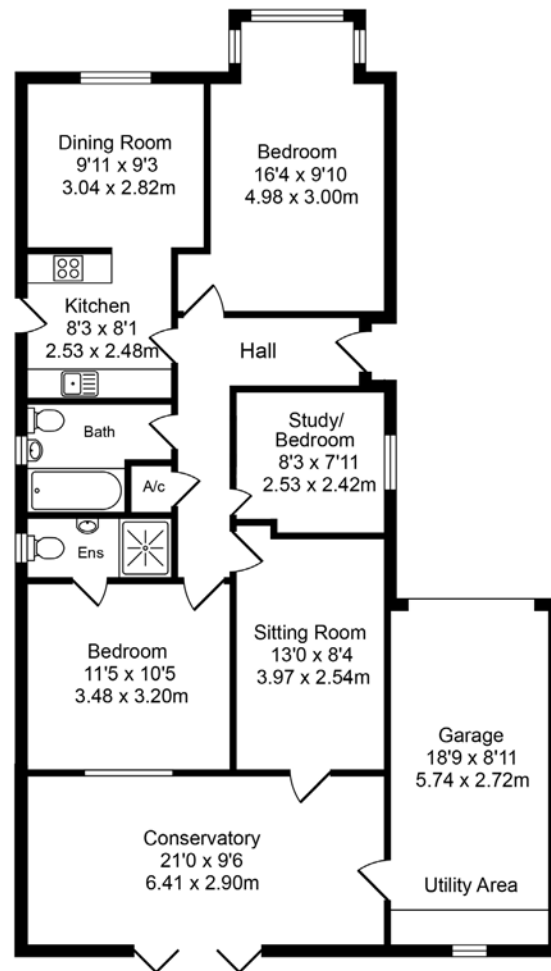


Ormskirk: 01695 570102  
 Southport: 01704 778668

Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1174 Sq.ft. (109.1 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 1174 Sq.Ft (109.1 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: D

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.





Arnold and Phillips are delighted to offer for sale this charming 3-bedroom detached true bungalow set in a pleasant position in a quiet close, within easy reach of Ormskirk town centre and its many excellent amenities.

Covering a generous 1,174 square feet, the property boasts a practical and flexible floor plan that caters to the needs of everyday living. Upon entering, you are welcomed by the reception hallway, setting the tone for the rest of the home. The lounge provides a comfortable space to relax, with the added bonus of access to a conservatory/sun room that opens up to the private gardens. The formal dining room offers the perfect setting for entertaining, while the kitchen provides ample storage with wall and base units, workspace, and space for appliances. The property also features three bedrooms, a modern three-piece bathroom, and a convenient three-piece en-suite shower room to the master bedroom.

Externally, the property offers ample parking on the block-paved forecourt, with additional parking available to the side elevation leading to a single garage at the rear. The enclosed gardens at the rear of the property have been thoughtfully paved for ease of maintenance, enhanced by mature planting and beds, creating a tranquil outdoor space to enjoy and unwind.

With its close proximity to major cities like Liverpool and Manchester, Ormskirk provides residents with easy access to a wide range of amenities and entertainment options. Whether it's shopping, dining, or cultural experiences, there is something for everyone within reach. The town itself offers a delightful blend of old-world charm and modern conveniences. Its historic market, held twice a week, showcases local produce, crafts, and goods. Residents can enjoy leisurely strolls through the town's streets, explore the historic architecture, or relax in one of the many charming cafes.

This delightful true bungalow combines comfort, convenience, and a pleasant setting, making it an ideal place to call home. Contact Arnold and Phillips today to schedule a viewing and discover all that this home has to offer.









