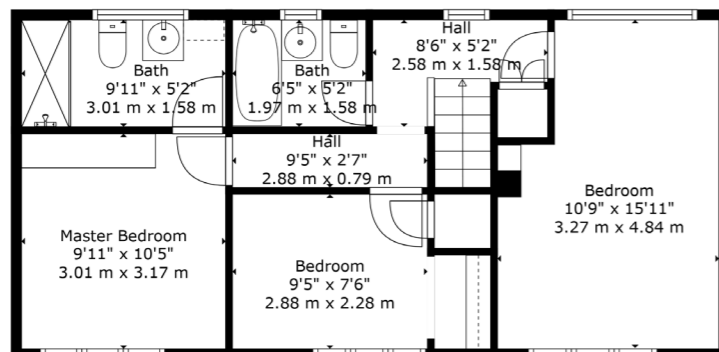




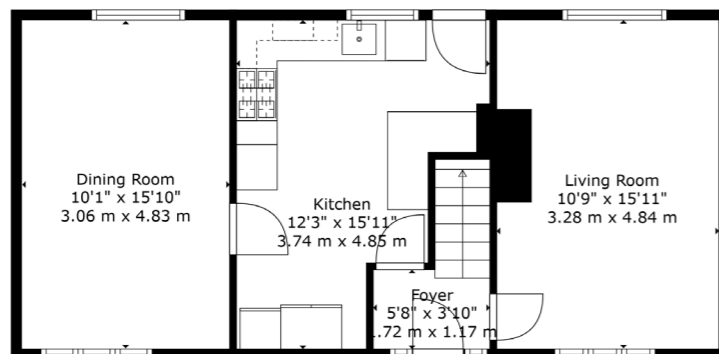
Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

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Floor 2



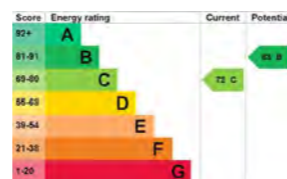
Floor 1

**TOTAL: 1074 sq. ft, 100 m2**  
 FLOOR 1: 537 sq. ft, 50 m2, FLOOR 2: 537 sq. ft, 50 m2  
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.



THE LUXURY PROPERTY SPECIALISTS

Cotton Drive, Ormskirk  
 Asking Price £245,000

A&P

Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this beautifully extended three-bedroom semi-detached property, located attractively along the popular Cotton Drive in Ormskirk, West Lancs.

Contemporary style meets convenience in this stylishly extended three-bedroom semi-detached property. Located in the heart of Ormskirk, this home offers easy access to the town centre's amenities and excellent transport links, making it ideal for professionals, first-time buyers, and families alike.

Approaching via the private driveway, you'll find ample off-road parking for multiple vehicles, leading to the main front entrance porch and a spacious entrance hallway. The ground floor boasts two generously sized reception rooms, both finished to a high standard and offering pleasant views of the surrounding area. A modern fitted dining kitchen finished in a modern grey design aesthetic, with integrated appliances and ample dining space provides the perfect setting for family meals and entertaining.

Upstairs, three well-proportioned family bedrooms await, all neutrally decorated and double in size, with a main family bathroom tiled and complete with bath, overhead shower, WC, and wash hand basin.

Outside, the professionally landscaped rear garden offers charm and tranquillity, with a large patio terrace extending around the property providing an ideal space for outdoor gatherings. A centrally positioned slate stoned area is bordered by raised flower beds, while a raised patio area to the rear houses a newly installed timber garden shed. Ambient lighting and a peaceful water feature add to the allure of this stylish property.

With gas central heating, double glazing, and an abundance of contemporary conveniences, this home offers comfort and practicality in equal measure. Whether you're a professional seeking easy access to amenities or a family looking for a modern living space, this property ticks all the boxes. Early viewing is essential to avoid disappointment. Schedule your viewing today and make Cotton Drive your new home.

