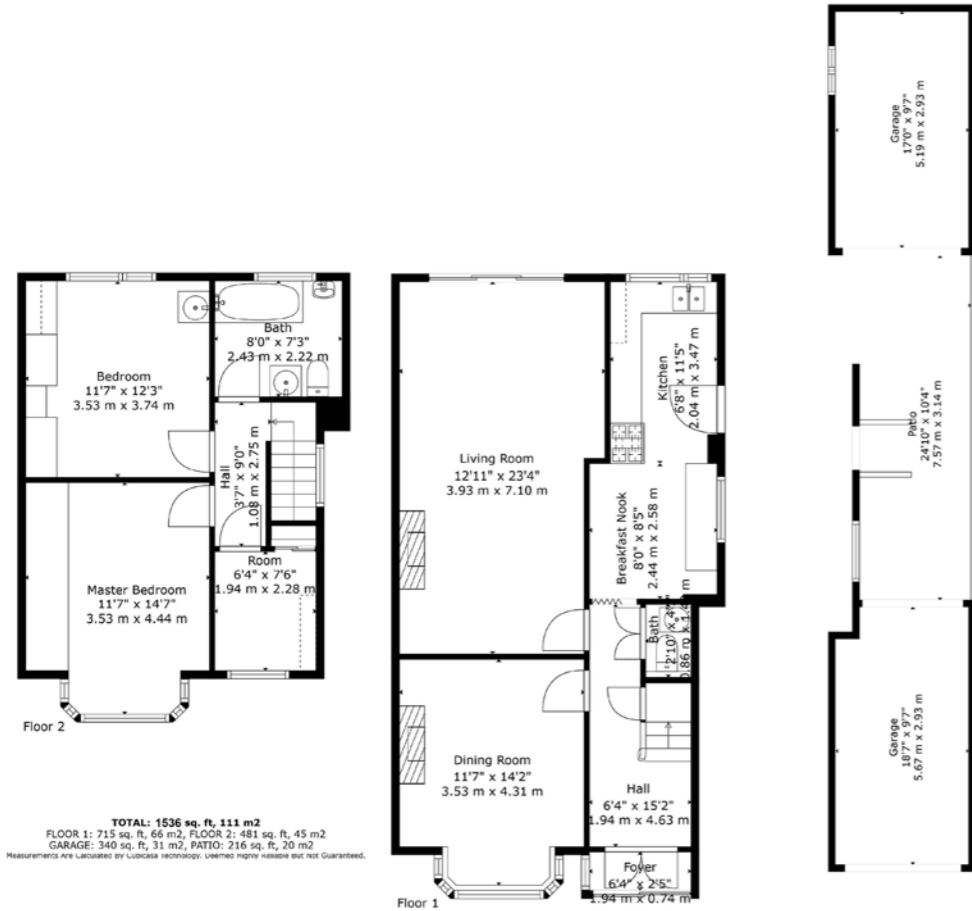




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



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 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. 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 & Phillips are pleased to bring to market an exciting opportunity to acquire this spacious three-bedroom semi-detached property on Highfield Road in Ormskirk, West Lancs.

This welcoming property presents an enticing opportunity for those seeking a well-positioned home ripe for customisation. Boasting close proximity to Ormskirk's amenities and excellent transport links, including reputable schools nearby, it caters to both professionals and families alike.

Although it would benefit from a course of cosmetic modernisation, the property's potential is evident upon arrival via a private driveway offering ample off-road parking. Inside, two generously sized living rooms, both flooded with natural light, complement a fitted kitchen with dining space.

Upstairs, three bedrooms, including two doubles, are serviced by a traditional tiled family bathroom. The internal living accommodation enjoys large proportions and boasts an abundance of future potential, subject to obtaining the relevant planning consents.

Externally, two detached garages and ample patio terracing enhance the property's appeal for entertaining, while a centrally turfed lawn provides a serene and private retreat bordered by greenery. Extending to 1,536 square feet, and with gas central heating and double glazing, this property invites exploration to unlock its full potential.

