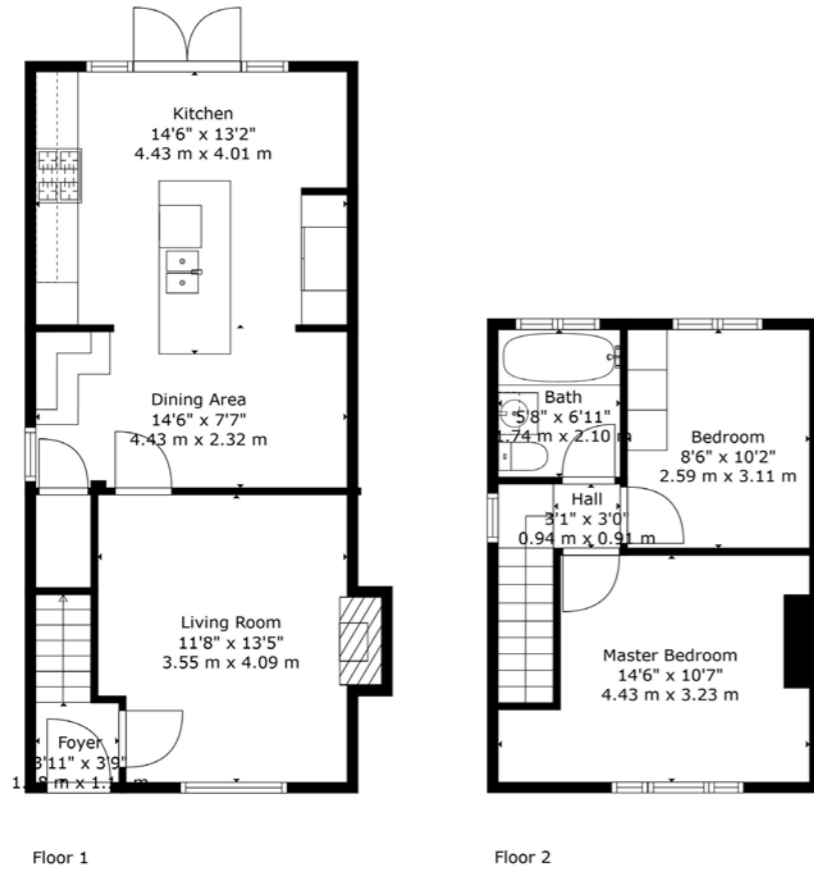




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



TOTAL: 791 sq. ft, 74 m²
 FLOOR 1: 484 sq. ft, 45 m², FLOOR 2: 307 sq. ft, 29 m²
 EXCLUDED AREAS: FIREPLACE: 5 sq. ft, 0 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: B

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.



This extended two-bedroom end-terraced home, rests on a generous private plot with delightful southwest-facing aspects to the rear. The property has undergone a comprehensive series of refurbishments in recent times with our client skilfully extending and modernising it to a very high standard. The result is a home finished with high-quality fixtures and fittings and tasteful decor throughout.

Upon entering the property, you will find a welcoming reception hallway that sets the tone for the tastefully appointed living spaces. The lounge is a cosy retreat, featuring a stove-style fire that adds warmth and character to the room.

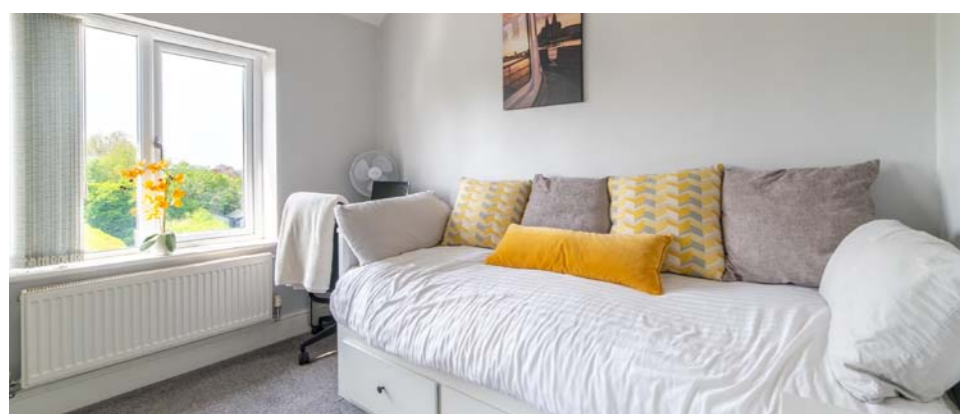
One of the standout features of the home is the open-plan family dining kitchen, which is sure to impress. This beautiful kitchen boasts a range of stylish, hi-gloss wall and base units, ample workspace, and a large center island with a breakfast bar, it also features integrated appliances, including a dishwasher, microwave, oven, hob, extractor, and space for an American-style fridge freezer. Gleaming porcelain tiling completes the sleek and modern look. French doors lead out into the gardens, allowing for a seamless indoor-outdoor living experience.

Moving to the first floor, there are two lovely bedrooms that have been thoughtfully designed to maximise space and comfort. The modern three-piece bathroom, in classic white, offers a low-level WC, pedestal wash hand basin, and a panelled bath with a shower over. Complementary tiling to the walls and floor adds a touch of elegance.

Outside, the property sits on a larger than average plot, providing ample privacy to the rear and offering pleasant views over the school playing fields. The rear gardens have been meticulously landscaped, incorporating charming patio areas for outdoor dining and entertaining, there well kept lawns, neat planted flower beds and a pretty summer house and storage shed. To the front, there are lawns and ample driveway parking with gated access to the side of the property which presents an opportunity for further extension (subject to necessary planning consents).

Conveniently located, this home offers easy access to Ormskirk town centre, well-regarded schools, and transportation links. Additional benefits include gas central heating and double glazing. We highly recommend arranging a viewing to fully appreciate the quality and charm of this extended two-bedroom end-terraced home.





KEY FEATURES

EXTENDED END-TERRACED HOME

TWO BEDROOMS

PRESENTED TO A HIGH STANDARD THROUGHOUT

OPEN PLAN FAMILY DINING KITCHEN

SET ON A GENEROUS PRIVATE PLOT

METICULOUSLY MAINTAINED REAR GARDEN

AMPLE DRIVEWAY PARKING



