



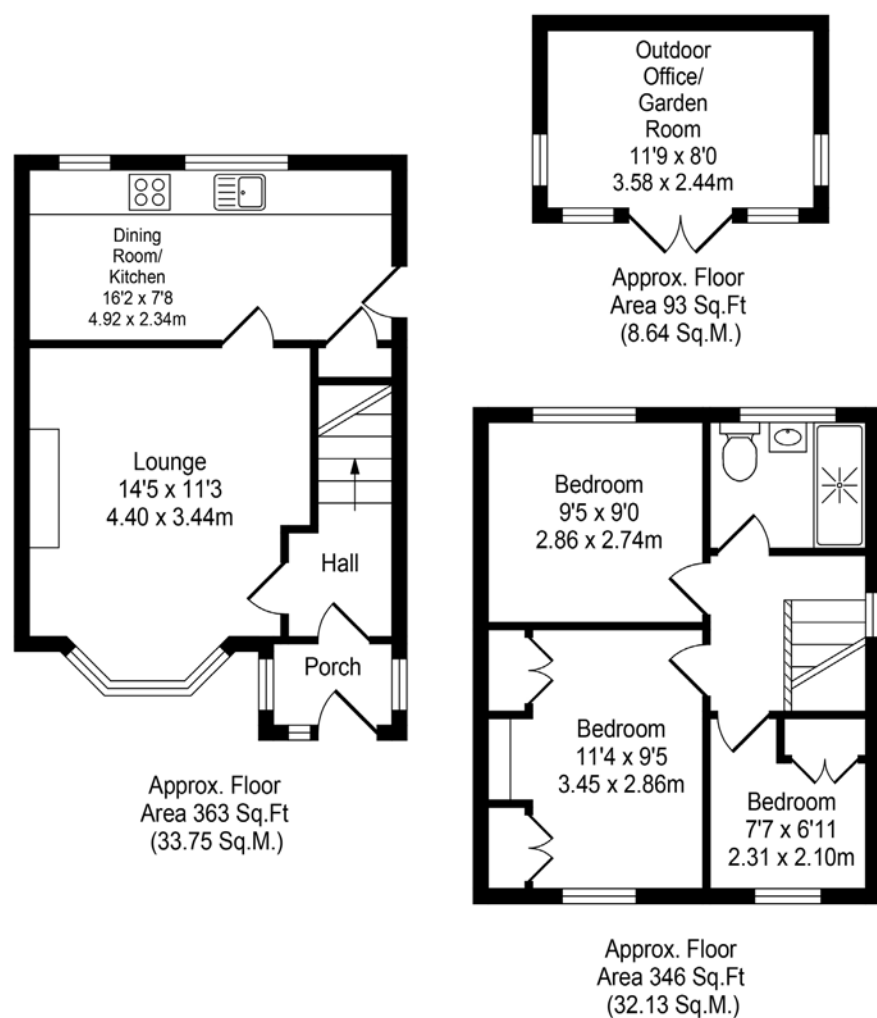
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 802 Sq.ft. (74.25 Sq.M.)

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



Tenure: We are advised by our client that the property is Freehold (with an annual Rent charge of £5.00)
Council Tax Band: B

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. 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

Ravenscroft Avenue, Ormskirk
Offers Over £160,000

A&P

Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this charming three-bedroom semi-detached property, situated on Ravenscroft Avenue in Ormskirk, West Lancs.

Attractively sited along this popular road, this well-appointed property offers an ideal blend of comfort and convenience. Boasting a prime location near local amenities and reputable schools, it would appeal to first-time buyers, professionals and investors alike.

Accessed via the front entrance porch, the main living room resides to the front of the property and is adorned with a feature fireplace and a spacious, neutral decor. The rear kitchen, fitted with cream shaker cabinets and modern appliances, offers functionality and style.

Upstairs, three generously sized bedrooms include a main bedroom with fitted wardrobes, while the family bathroom features a walk-in double shower and is complemented with a stylish tiled design.

Outside, the private rear garden, complete with a patio terrace and centrally turfed lawn bordered by greenery, provides a serene retreat. Additional highlights include a detached summerhouse, perfect for a home office, gym, or entertainment space, as well as gas central heating and double glazing throughout. With a total area of approximately 802 square feet, this property invites internal inspection to fully appreciate its comforts and amenities.

