

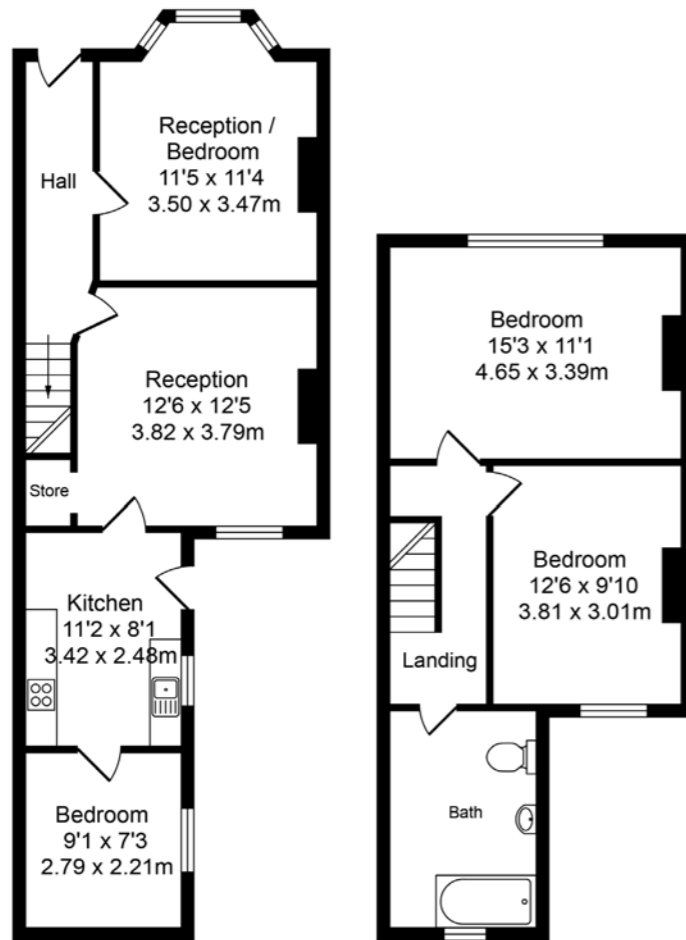


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1010 Sq.ft. (93.9 Sq.M.)

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



Ground Floor
 Approx. Floor Area 555 Sq.Ft (51.6 Sq.M.)

First Floor
 Approx. Floor Area 455 Sq.Ft (42.3 Sq.M.)



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

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.



This charming bay fronted mid-terraced property is an absolute gem, nestled in the heart of Ormskirk and surrounded by a plethora of excellent amenities right on your doorstep.

The property offers a spacious floor plan spanning over 1000 square feet. The living spaces are flooded with natural light, creating an inviting and warm atmosphere that instantly makes you feel at home.

As you enter through the reception hallway you are first greeted by a comfortable lounge, perfect for relaxing after a long day. The property also boasts a versatile sitting room, providing plenty of space for you to create your own personal sanctuary as a home office, dining room or snug. The kitchen features a range of wall and base units with ample workspace and integrated appliances.

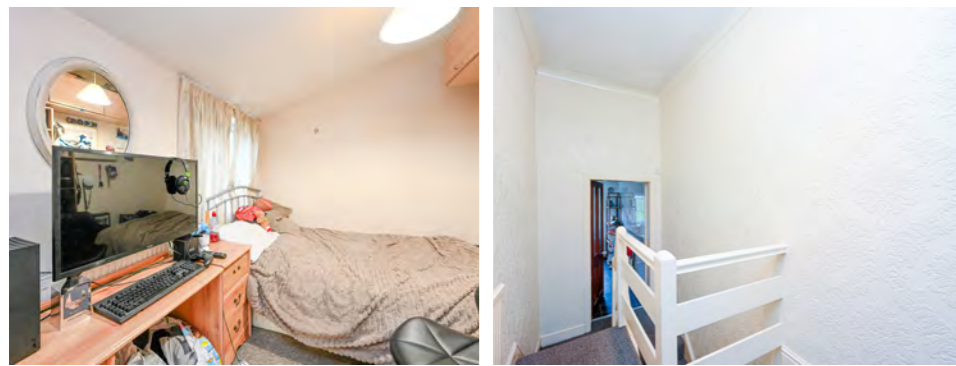
At the end of the day, retreat to one of the three cosy bedrooms, each offering a peaceful sanctuary for rest and relaxation. A well-appointed bathroom completes the picture, ensuring that all your needs are met.

The delights of this property don't stop indoors. Step outside and be greeted by convenient parking to the front of the property and enclosed gardens to the rear with lawns and borders. It's the perfect space to enjoy the outdoors and ideal for entertaining.

And let's not forget about Ormskirk itself! This buzzing little town is bursting with vibrancy and quirkiness. Explore the charming streets, discover unique shops and boutiques, and indulge in the lively atmosphere that surrounds you.

Don't miss your chance to become a proud homeowner. It's the perfect opportunity for first-time buyers to enter the market and create a place to call their own. Contact us today to arrange a viewing!





KEY FEATURES

- Mid-Terraced Home
- Three Bedrooms
- Circa 1010 Square Feet
- Fitted Kitchen
- Enclosed Rear Garden
- Off-Road Parking
- Superb Location



