

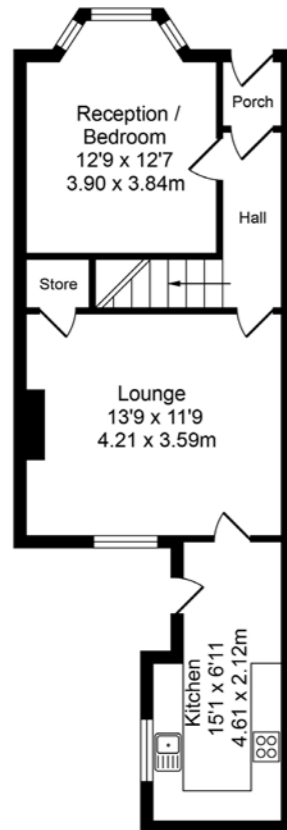


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

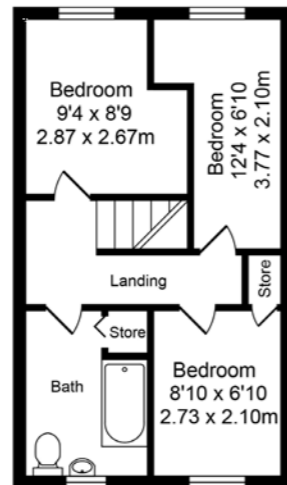
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 803 Sq.ft. (74.6 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 462 Sq.Ft (42.9 Sq.M.)



First Floor
 Approx. Floor Area 341 Sq.Ft (31.7 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.



Arnold & Phillips take great pleasure in presenting to you this delightful mid-terraced home, adorned with a charming bay front. It is a true gem, nestled in close proximity to the heart of Ormskirk and surrounded by an abundance of excellent amenities right on your doorstep.

This delightful abode offers a spacious floor plan, extending over a generous 800 square feet. The living spaces are bathed in an abundance of natural light, creating an inviting and warm atmosphere that will immediately make you feel at home.

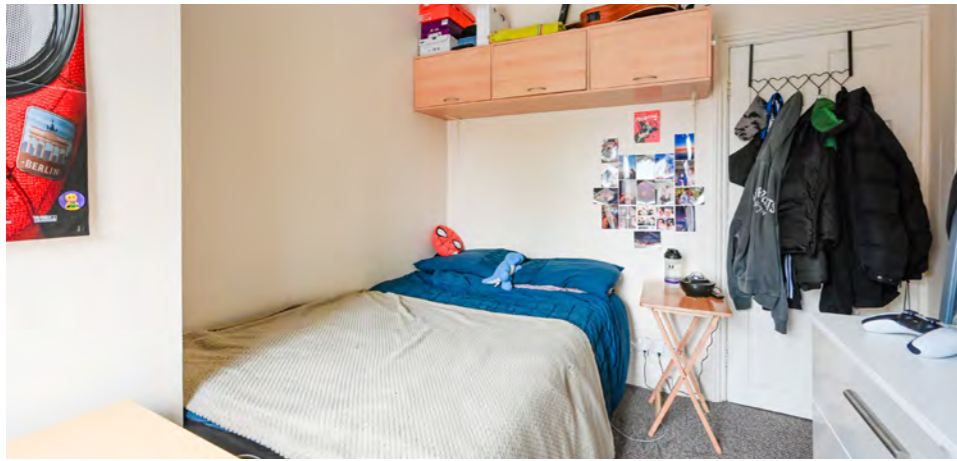
Upon entering through the reception hallway, you are graciously welcomed into a comfortable lounge, perfect for unwinding and finding respite after a long day. Furthermore, the property boasts a versatile sitting room, providing ample space for you to create your own personal sanctuary, be it a home office, an elegant dining room, or a cosy snug. The kitchen is complete with an array of hi-gloss wall and base units, offering an abundance of workspace and featuring integrated oven and hob and further space for appliances.

At day's end, retire to one of the three cosy bedrooms, each offering a peaceful sanctuary for rest and relaxation. A modern bathroom in classic white completes the picture, ensuring that all your needs are met with utmost convenience.

The property is garden fronted and has the convenience of parking to the rear with an enclosed rear yard and further gardens beyond.

Let us not overlook the remarkable town of Ormskirk itself! This bustling little town exudes vibrancy and quirkiness, inviting you to explore its charming streets, discover unique shops and boutiques, and immerse yourself in the lively atmosphere that permeates every corner. The sale of this home serves as the perfect chance for first-time buyers to enter the market and create a place to call their own. Early internal inspection is highly recommended to avoid disappointment.





KEY FEATURES

Delightful Mid-Terraced Home

Three Bedrooms

Circa 803 Square Feet

Modern Fitted Kitchen

Enclosed Rear Yard & Further Gardens Beyond

Parking to the Rear



