



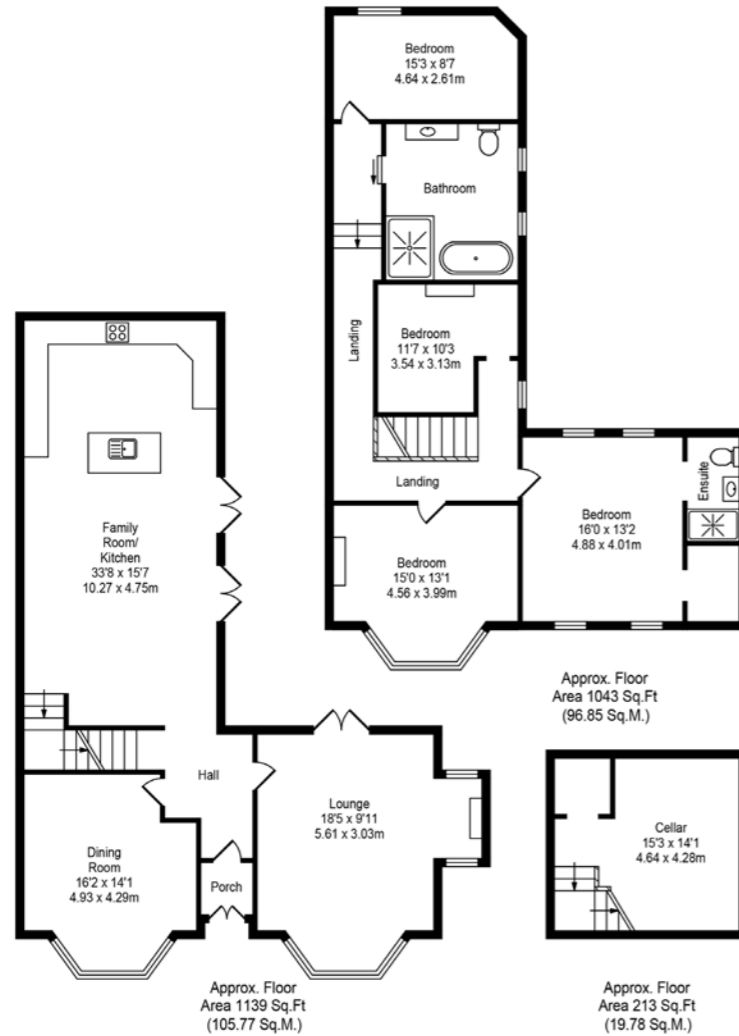
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ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 2394 Sq.ft. (222.40 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
 Council Tax Band: E

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

Greetby Hill, Ormskirk

A&P

Arnold & Phillips are pleased to bring to market a unique opportunity to acquire this stunning double-fronted renovated four-bedroom semi-detached Victorian Villa, residing within a generous plot along the sought after Greetby Hill in Ormskirk, West Lancs.

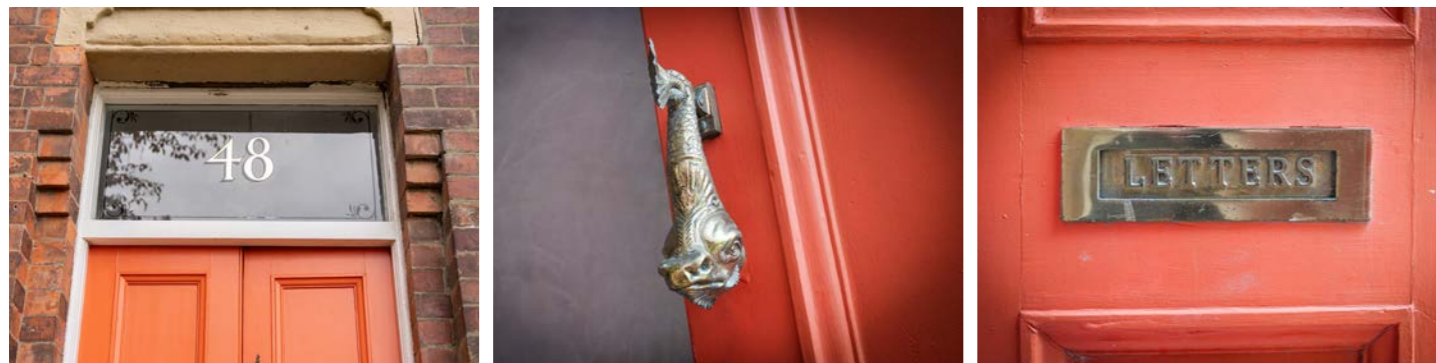
Ideally positioned this vibrant property resides within close proximity to Ormskirk Town Centre, complete with its range of local amenities and retailers, whilst also enjoying superb transport and commuter links, facilitated via the nearby rail station.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch, with one received into a spacious central entrance hallway. The front of the property boasts two generously proportioned main reception rooms, presently utilised as a dining room to the left side and a triple-aspect main living room with its two impressive bay-windows and modern patio doors.

The rear of the property enjoys a stunning open-plan family dining kitchen which has been bespoke fit to provide an array of wall, base and tower units, finished in a striking bottle green shaker design and providing a comprehensive range of integrated appliances, including Quooker boiling water tap, and free-standing La Canche range cooker, with a premium Quartz Carera work surfaces and central feature island impressing from all angles. Custom herringbone English Oak parquet flooring has been laid underfoot and extends through into an ample dining area which is flooded in natural light via premium aluminium patio doors, with a central two-way exposed red-brick feature fireplace separating the dining area from a generously proportioned living area. This generously proportioned property also enjoys a large cellar which has been wired and plumbed for a WC and utility room (with the bathroom suite and washing machine ready to install).

The first floor enjoys four well-proportioned family bedrooms, all of which have been neutrally decorated, with the main bedroom enjoying lavish green and black tiled en-suite bathroom facilities with a complete Burlington suite. The main bathroom is a true masterpiece of modern design and boasts a gorgeous pink tiled design, centred around a feature copper free-standing Witt and Berg bathtub, with stunning Burlington vanity wash hand basin, pull-chain chrome WC and walk-in shower completing this contemporary family bathroom space.

Externally a large rear garden is predominantly laid to lawn and is bordered by red-brick walls and a selection of shrubs. The property further benefits from a large detached annexe which could be utilised for storage, an office space or ancillary accommodation (subject to obtaining the relevant planning consents). Extending to a generous 2,394 square feet of luxury Victorian living accommodation and enjoying a complete renovation throughout, internal inspection is highly advised to fully appreciate all on offer within this impressive property.





KEY FEATURES

- Renovated Semi-Detached Victorian Villa
- Four Bedrooms
- Circa 2394 Square Feet
- Stunning Open Plan Family Dining Kitchen
- Beautiful Bathrooms
- Large Cellar
- Generous Plot
- Driveway Parking

