

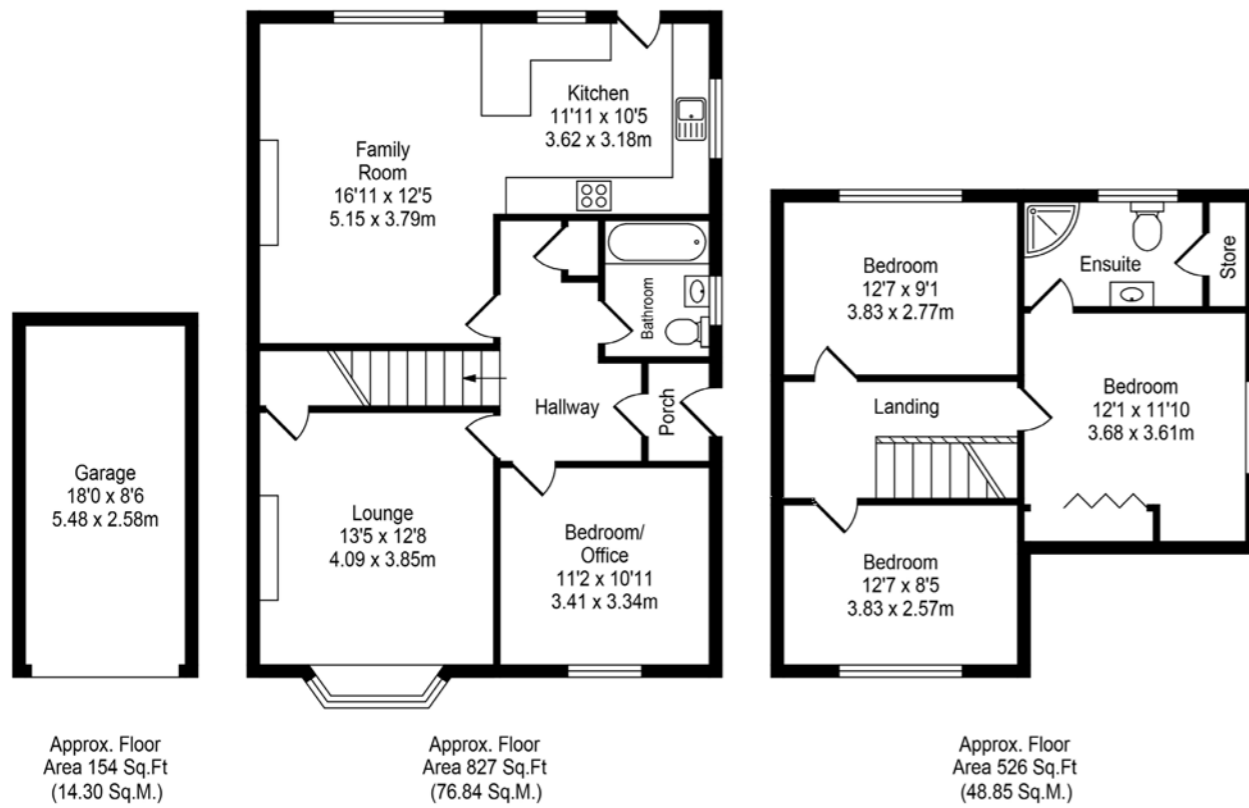


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1507 Sq.ft. (139.99 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: D

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 are pleased to bring to market an opportunity to acquire this well-presented three/four-bedroom semi-detached property, nestled attractively along the coveted Hill Top Walk in Ormskirk, West Lancs.

The property offers an ideal home for working professionals, families and those looking for a luxury downsize. Its prime location provides easy access to a host of local amenities, reputable schools, and excellent transport links, including a nearby rail station. The property is approached via a private driveway with detached garage that accommodates off-road parking for multiple vehicles.

The ground floor features bright and spacious living accommodation, including two front rooms - one which could be utilised as a home office or double bedroom, and the other a well-appointed second living room. The rear of the property boasts an open-plan modern fitted kitchen, complete with premium grey shaker design units, integrated appliances and stylish contrasting quartz work surfaces. This space extends into a second living and dining area, which is centred around a modern feature fireplace and enjoys contemporary decor throughout.

The first floor offers three additional bedrooms, all decorated to a high standard and providing pleasant views of the surrounding area. The main family bathroom is fully tiled, featuring a modern design with a bath and overhead shower, WC, and wash hand basin.

Externally, the rear of the property features a wrap-around private garden with central turf, bordered by established trees, plants, and shrubs. An ample patio terrace provides an ideal space for outdoor gatherings. Spanning approximately 1,500 square feet and equipped with gas central heating and double glazing throughout, an internal inspection of this impressive property is highly recommended to fully appreciate all it has to offer.



