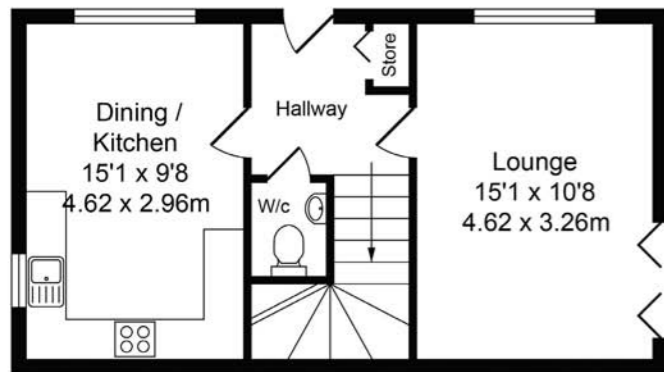




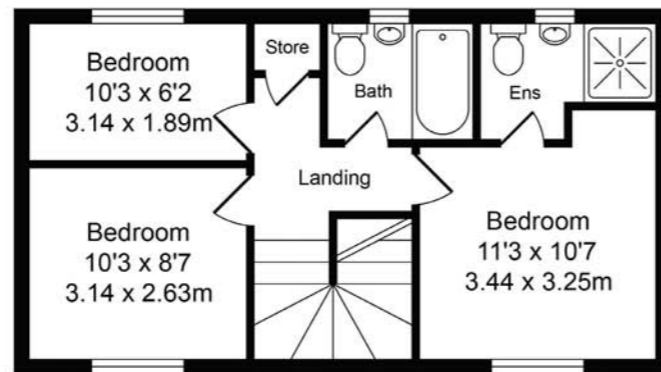
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 858 Sq.ft. (79.8 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 429 Sq.Ft (39.9 Sq.M.)

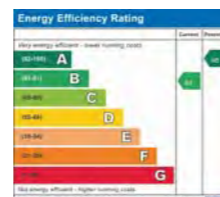


First Floor
 Approx. Floor Area 429 Sq.Ft (39.9 Sq.M.)



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

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 delighted to bring to market this superbly appointed and beautifully designed modern build three-bedroom semi-detached style property, positioned attractively along popular Bath Wood Close in Ormskirk. With ample off-road parking and residing on a larger than average corner plot, this contemporary property is ideally positioned within close reach of a wealth of local amenities, superb transport and commuter links and resides within the catchment area for highly regarded primary and secondary schools.

This stylish property would be ideal for young families, working professionals or even luxury down-sizers. Accessed via the modern front entrance, one is received into a spacious hallway. The ground floor enjoys a beautiful main lounge area, which is finished with very tasteful decor and is flooded with an abundance of natural light via its dual aspects and French doors out into the gardens. The property flows through to a good sized and superbly appointed contemporary dining kitchen, complemented with a range of wall and base storage solutions, integrated appliances and stylish contrasting work-surfaces. The ground floor is rounded off with a handy two-piece cloaks/wc.

The first floor enjoys three well-proportioned bedrooms with the master having a modern three-piece en-suite shower room with the two further bedrooms served by a modern tiled family bathroom, providing bath, wash hand basin, a low level wc and finished in a contemporary tiled design.

Externally, the rear of the property enjoys a large corner garden with parking area beyond, the spacious garden, has a sunny patio which is private and has sunny South facing aspects making it perfect for entertaining and dining-al-fresco. This modern garden is predominantly laid to lawn and bordered by stylish and recently painted timber fencing. Extending to around 860 square foot of modern build living accommodation the property further benefits from gas central heating, double glazing throughout and a beautiful build quality, internal inspection is highly advised, and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Modern Semi Detached Home
- Three Bedrooms
- 858 Square Feet
- Very Tastefully Decorated
- Well Kept Gardens
- Ample Parking
- Popular Location



