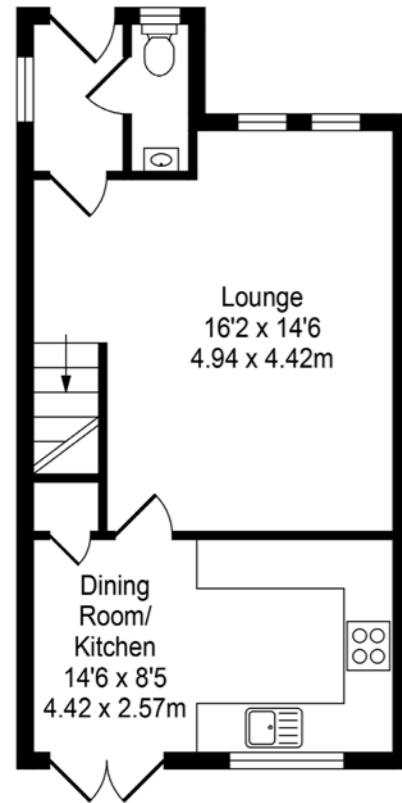




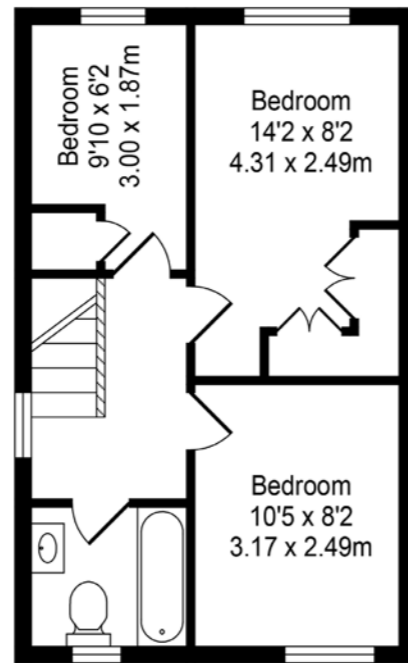
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 755 Sq.ft. (70.11 Sq.M.)

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



Approx. Floor Area 387 Sq.Ft (35.91 Sq.M.)

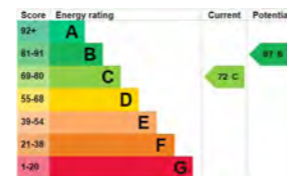


Approx. Floor Area 368 Sq.Ft (34.20 Sq.M.)



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 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 introduce this modern three-bedroom semi-detached property, ideally situated along the popular Chestnut Court in Ormskirk, West Lancs.

This attractive home enjoys a prime location, close to a host of local amenities and within easy reach of the local rail station, making commuting a breeze. Approached via a private driveway, the ground floor features a convenient front WC, a spacious main living room, and an open-plan dining kitchen at the rear. The kitchen boasts a range of wall, base, and tower units, integrated appliances, contrasting work surfaces, and an ample dining area well-lit by modern French-style patio doors.

On the first floor, you'll find three family bedrooms, two of which are generously sized doubles, all with pleasant views over the surrounding area. The property is well-served by a main family bathroom, which includes a bath with an overhead shower, WC, and vanity wash hand basin, finished in a tasteful tiled design.

Externally, the property benefits from gardens at both the front and rear. The rear garden is particularly spacious, featuring a centrally turfed lawn bordered by timber fencing, along with a variety of plants and shrubs. A patio terrace provides an ideal space for outdoor entertaining.

Extending to approximately 755 square feet and equipped with gas central heating and double glazing, this property is perfect for first-time buyers and working professionals alike. Internal inspection is advised to fully appreciate all that this home has to offer.



