

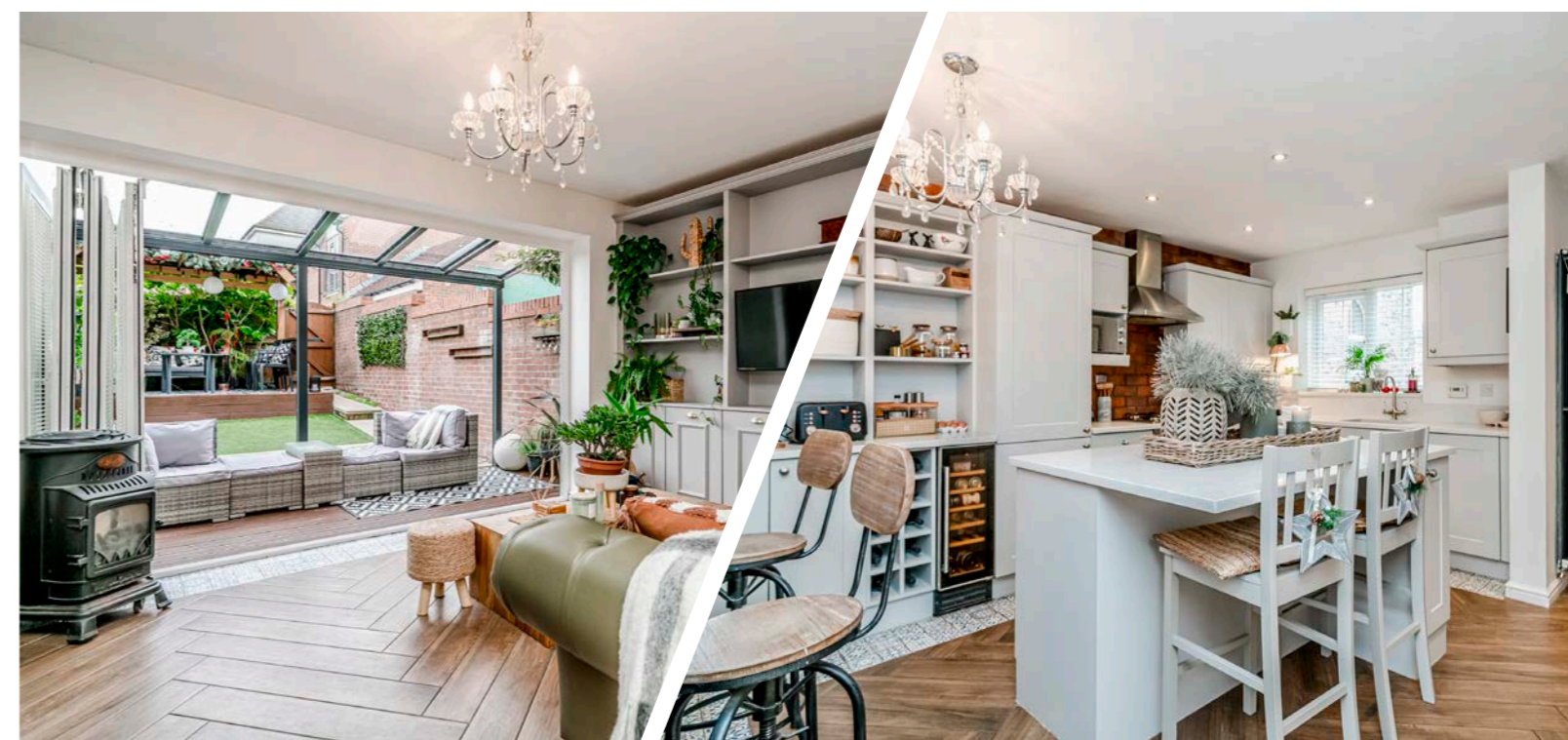


Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



TOTAL: 1118 sq. ft, 105 m2
 FLOOR 1: 372 sq. ft, 35 m2, FLOOR 2: 373 sq. ft, 35 m2, FLOOR 3: 373 sq. ft, 35 m2
 EXCLUDED AREAS: :: 13 sq. ft, 1 m2, GARAGE: 166 sq. ft, 15 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Freehold
 Service/Maintenance charge: £16.24 per month
 Council Tax Band: D
 Details Prepared: 21/06/2024

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 this stunning four-bedroom end mews style property, attractively situated along the popular Merchant Road in Ormskirk, West Lancs. Ideally positioned close to a host of local amenities and within comfortable walking distance of Ormskirk Town Centre, the local hospital, and the nearby rail station, this property offers excellent transport links.

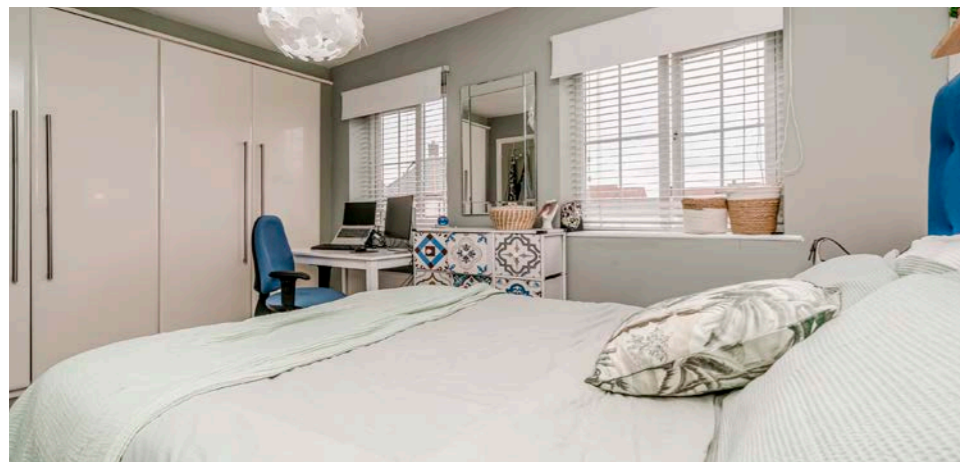
With off-road parking and a single garage, this attractive property is arranged over three inviting levels and has been fully renovated throughout. The ground floor boasts a fully fitted modern family dining kitchen, featuring an array of wall, base, and tower units, integrated appliances, premium contrasting work surfaces, and a central feature island. This expansive kitchen extends into an ample living room, centred around a bespoke media unit and illuminated by premium bi-folding doors, seamlessly extending the indoor living space to the outdoors.

The first floor features a tiled main family bathroom with a bath and overhead shower, WC, and vanity wash hand basin. Two spacious double bedrooms also reside on this floor, both offering a selection of integrated wardrobes and storage facilities. The second floor boasts two further bedrooms, including the main bedroom suite, which features lavish en-suite bathroom facilities and a range of fitted wardrobes.

Externally, the rear garden has been beautifully landscaped, with a premium flagged patio terrace providing the ideal space for outdoor gatherings. An artificially turfed lawn resides centrally, with a timber pergola providing shade for al-fresco dining, completing this exquisite outdoor space.

Extending to generous proportions and benefiting from gas central heating, double glazing, and a magnificent fit and finish, internal inspection is highly advised to fully appreciate all this compelling property has to offer.





KEY FEATURES

- Stunning Three Storey Mews Home
- Four Good Sized Bedrooms
- Circa 1118 Square Feet
- Expansive Family Room
- Tastefully Furnished and Decorated Throughout
- Beautiful Landscaped Rear Garden
- Close to Local Amenities
- Excellent Transport Links





