

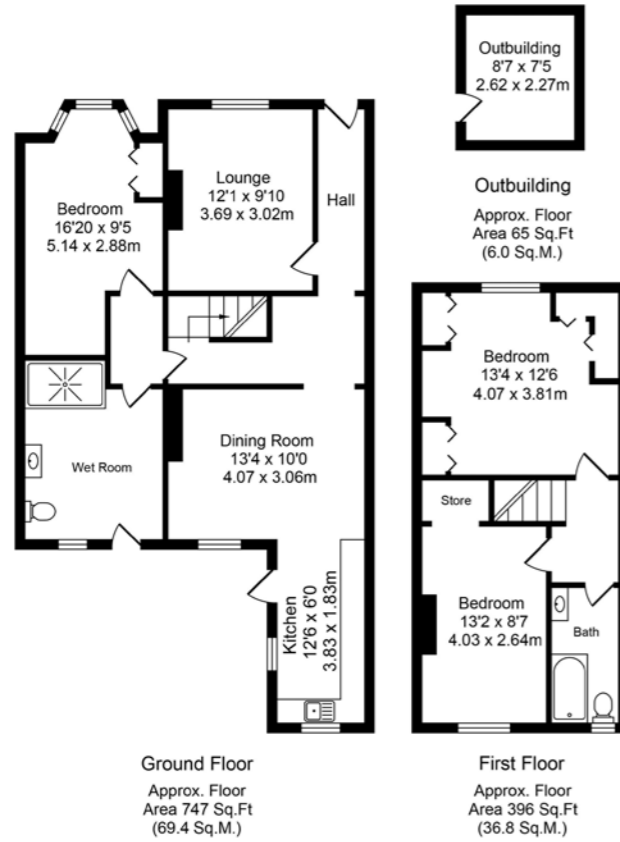


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

Total Approx. Floor Area 1208 Sq.ft. (112.2 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: B

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](http://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-bedroom semi-detached property, attractively situated along the popular Asmall Lane Mews in Ormskirk, West Lancs.

Ideally positioned close to the town centre, this property enjoys a range of local amenities and benefits from good transport and commuter links, thanks in part to the nearby local rail station. The presence of several reputable schools nearby makes it an ideal home for families and working professionals alike.

While the property would benefit from cosmetic modernisation, its abundant potential is evident. With off-road parking provided, the ground floor features a spacious front living room centred around a fireplace. A central hallway leads to a converted ground floor bay-fronted bedroom, which in turn provides access to a spacious wet room with a shower, non-slip flooring, WC, and vanity wash hand basin. Following this, a well-proportioned dining room extends into a traditional wooden fitted shaker kitchen, equipped with a range of units and integrated appliances.

The first floor offers two additional double bedrooms, both enjoying pleasant views of the surrounding area. The main family bathroom, tiled and well-appointed, includes a bath with an overhead shower, WC, and wash hand basin.

Externally, the property boasts a fully flagged garden, ideal for ease of maintenance and perfect for outdoor gatherings. Surrounded by attractive red-brick walls and a selection of plants and shrubs, the garden also includes a substantial brick outbuilding.

Extending to around 1,208 square feet and featuring gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate the true scope of potential available within.





KEY FEATURES

- Attractive Semi Detached Home
- Three Bedrooms
- Circa 1285 Square Feet
- Great Potential
- Two Reception Rooms
- Easy to Maintain Rear Garden
- Outbuilding
- Popular Location



