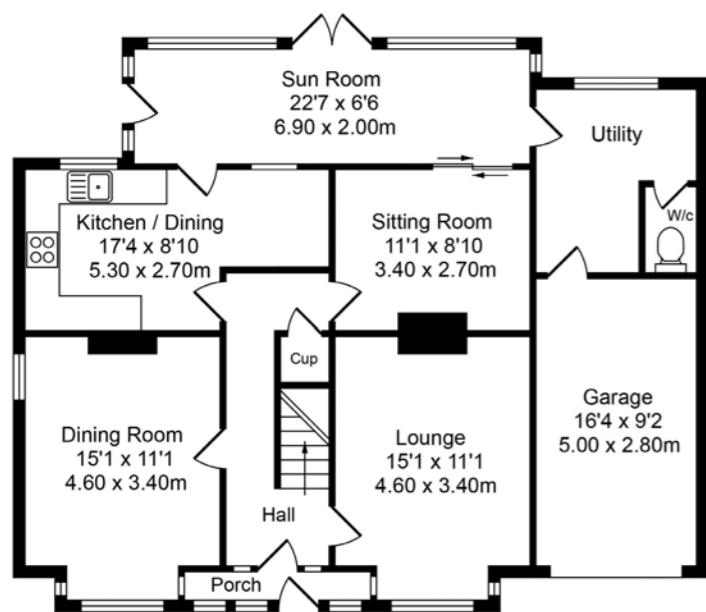




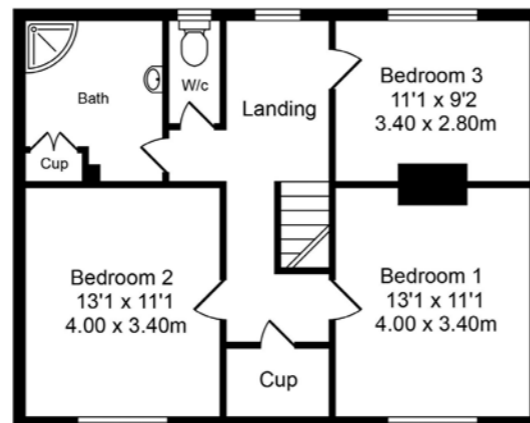
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1769 Sq.ft. (164.4 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 1116 Sq.Ft (103.7 Sq.M.)



First Floor
 Approx. Floor Area 653 Sq.Ft (60.7 Sq.M.)



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

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 delighted to offer this magnificent three-bedroom detached property for sale, located attractively along the sought-after Altys Lane in Ormskirk, West Lancs. This stunning home is sure to captivate with its blend of traditional charm and modern conveniences. Set back from the road and approached via a sweeping driveway, the property provides a perfect sanctuary for family living. Conveniently situated close to top-rated schools, shops, and a wealth of local amenities, this residence promises a lifestyle of comfort and ease. Ormskirk is a highly desirable area known for its vibrant community and excellent connectivity. The town boasts an array of dining, shopping, and recreational options, making it an ideal place to call home. Excellent transport links, including nearby access to the M58 and M6 motorways, ensure easy commutes to Liverpool, Manchester, and beyond. Public transport services, including frequent bus and rail connections, further enhance the accessibility of this prime location.

The exterior of the property is both inviting and impressive, with a double-fronted facade and a beautifully landscaped front garden. Set comfortably back from the road, the approach via a private driveway leads to an integrated garage, offering ample parking and storage space.

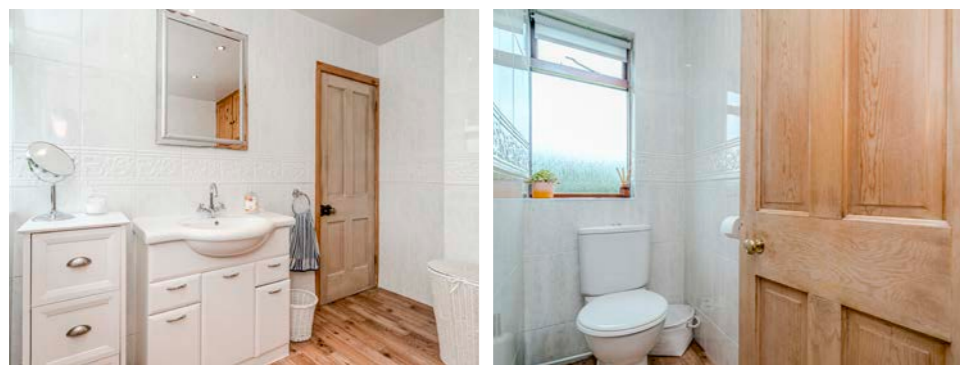
The ground floor of this charming home features three dedicated reception rooms consisting of lounge, dining room, sitting room plus a kitchen diner and sun room providing versatile living spaces that can be tailored to your family's needs. The main kitchen diner boasts a range of fitted wall, base, and tower units, complete with a selection of integrated appliances and contrasting work surfaces. The large sunroom at the rear of the property offers panoramic views of the landscaped gardens, flooding the space with natural light and creating an ideal setting for relaxation.

The first floor comprises three well-proportioned family bedrooms, each neutrally decorated and enjoying pleasant outlooks over the surrounding area. The property is well served by a traditional family bathroom, featuring a corner shower, wash hand basin, and adjoining WC.

Externally, the rear gardens have been meticulously maintained and beautifully landscaped. A large, centrally turfed lawn is bordered by a range of established trees, plants, and shrubs, creating a picturesque and serene environment. An attractive pond and ample patio terrace provide perfect spaces for outdoor entertaining, while the rear of the garden is a true showstopper, featuring a diverse assortment of thoughtfully curated trees and plants.

Extending to a generous 1,769 square feet, this property offers significant development potential, making it a compelling opportunity for those looking to expand or enhance their living space. With gas central heating and double glazing throughout, this home combines comfort with energy efficiency. Owning this property provides numerous benefits, including its desirable location, spacious living accommodations, and beautifully maintained gardens. This home offers a perfect blend of traditional elegance and modern amenities, ensuring a comfortable and stylish living environment. Internal inspection is highly advised to fully appreciate all that this magnificent residence has to offer.





KEY FEATURES

Beautiful Traditional Detached Home

Three Spacious Bedrooms

Circa 1769 Square Feet

Three Reception Rooms

Kitchen Diner

Sun-room

Ample Driveways

Garage

Established Landscaped Rear Garden

