

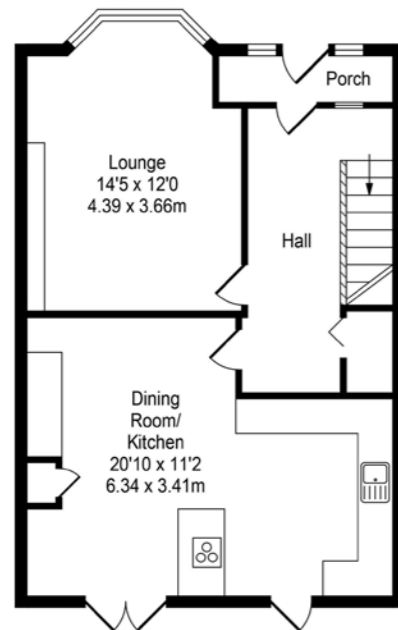


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

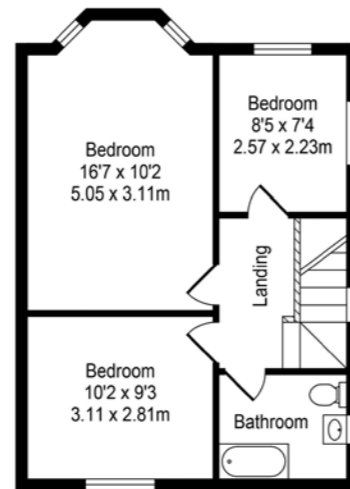
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1086 Sq.ft. (100.90 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 643 Sq.Ft (59.73 Sq.M.)

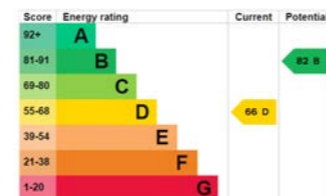


Approx. Floor Area 443 Sq.Ft (41.17 Sq.M.)



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](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 offer this vibrant three-bedroom semi-detached family home for sale, located attractively along the popular County Road in Ormskirk, West Lancs.

This charming property stands out with its appealing design and modern features, making it an ideal choice for families and professionals alike. The home is situated in a prime location, close to top-rated schools, local shops, and a variety of amenities, providing convenience and an enhanced quality of life for its residents.

Ormskirk is a highly sought-after area known for its vibrant community and excellent transport links. The town offers a mix of traditional charm and modern conveniences, making it a desirable place to live. With easy access to the M58 and M6 motorways, commuting to nearby cities such as Liverpool and Manchester is straightforward. Additionally, Ormskirk railway station provides regular services to both local and regional destinations, further enhancing the connectivity of this superb location.

The exterior of this delightful home is both inviting and functional. Off-road parking is provided for multiple vehicles, ensuring ample space for family and guests. The property is approached via a spacious bay-fronted main living room, featuring a large front entrance porch that leads into the main entrance hallway. The carefully maintained frontage and attractive facade add to the home's overall curb appeal.

The ground floor of the property has been thoughtfully designed to create an open-plan family dining kitchen at the rear. This modern space includes an array of wall, base, and tower units, fitted with a range of integrated appliances and complemented by contrasting work surfaces and a breakfast bar. The ample dining and living area is beautifully illuminated by modern patio doors, creating a seamless flow between indoor and outdoor spaces. Additionally, the ground floor includes a cloakroom and WC for added convenience.

On the first floor, the property offers three well-proportioned bedrooms, two of which are double in size. All bedrooms are neutrally decorated, providing a blank canvas for personalisation. The family bathroom is fully tiled and features a bath with an overhead shower, WC, and a vanity wash hand basin, ensuring the needs of a busy family are met with ease and style.

Externally, the private rear garden is predominantly laid to lawn and bordered by a variety of established plants and shrubs. The ample patio area is ideal for entertaining and outdoor gatherings, offering a serene space to relax and enjoy the outdoors.

Extending to just under 1,100 square feet and benefitting from gas central heating and double glazing throughout, this home combines comfort with energy efficiency. The benefits of owning this particular home include its desirable location, spacious living accommodations, and modern amenities, making it an excellent investment for the future.





KEY FEATURES

- Appealing Semi Detached Home
- Three Bedrooms
- Circa 1086 Square Feet
- Spacious Lounge
- Modern Open Plan Kitchen/Dining/Family Room
- Ample Driveway Parking
- Easy Maintainable Rear Garden
- Popular Location







