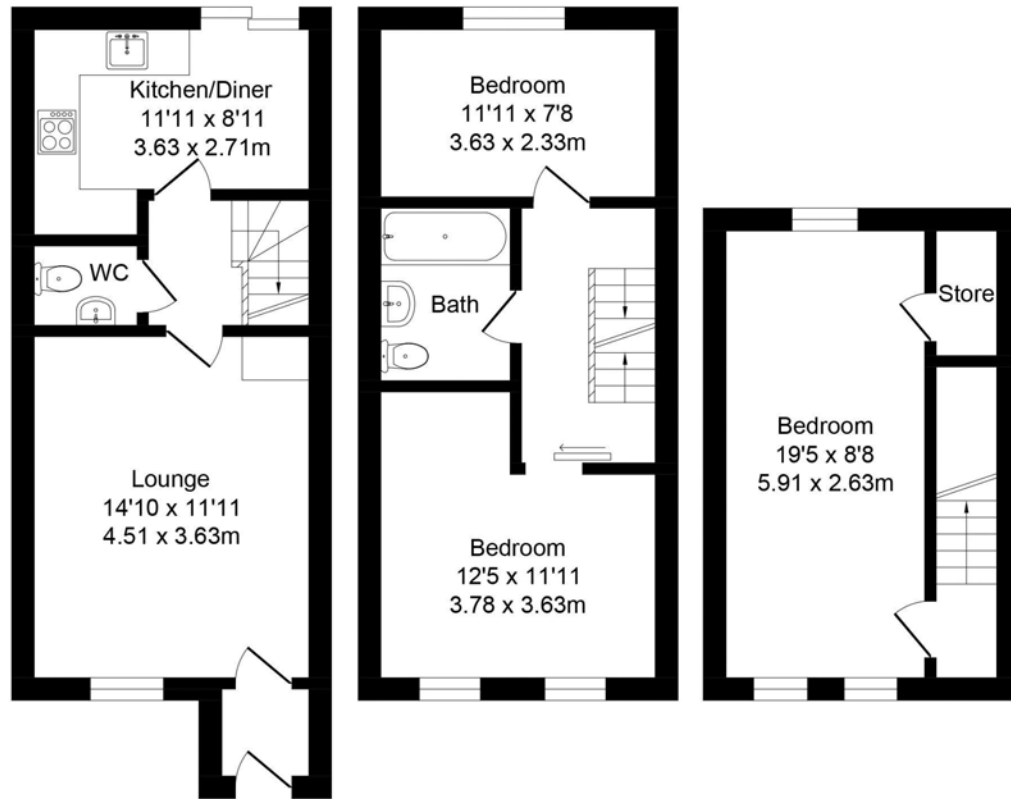




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Mulberry Close, Ormskirk**  
**Total Approx. Floor Area 914 Sq.ft. (84.8 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 351 Sq.Ft (32.6 Sq.M.)

**First Floor**  
 Approx. Floor Area 335 Sq.Ft (31.1 Sq.M.)

**Second Floor**  
 Approx. Floor Area 228 Sq.Ft (21.1 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 this Sales Brochure but it is 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. This Sales Brochure does 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 end townhouse, conveniently situated on the outskirts of Ormskirk town centre in West Lancs.

This immaculately presented three bed end-town house is ideally positioned for a host of benefits, not least the abundance of shops and amenities within the vibrant centre, including an eclectic range of boutique shops and high street stores, but also its popular market, which draws visitors from across the region. Handy transport links are close at hand via the nearby M58, providing an easy commute to surrounding commercial centres such as Liverpool and Manchester, as well as public transport, with the property being within walking distance of Ormskirk railway station.

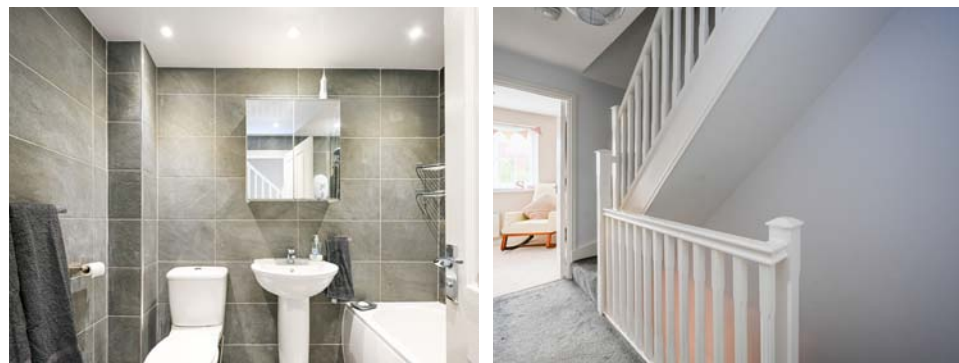
The property affords ideal accommodation for the modern family, boasting an innovative floor plan which is beautifully laid-out over three inviting levels to make the most of the space on offer and very well suited to 21st century living, extending to in excess of 910 square feet in total. The living spaces are filled with natural light and tastefully decorated, whilst there is a delightful warmth to the atmosphere throughout; entering via the entrance porch and immediately proceeding through into the generous 14' lounge, with under stairs storage, which is a lovely environment in which all the family can gather together. The inner hallway will reveal the spindled staircase to the first floor, as well as a handy two piece cloakroom/WC, with the rear of the property being reserved for the kitchen/diner, which benefits from UPVC double glazed French doors onto the garden, which has been beautifully landscaped. The main dining kitchen is fitted with a range of high-gloss wall and base units, with contrasting laminated work surfaces and range of integrated appliances complementing this stylish space.

To the first floor, two double bedrooms will be revealed, both of which are beautifully presented, as well as the family bathroom, which is fitted with a three-piece suite in classic white, comprising of WC, pedestal wash hand basin and panelled bath with overhead shower. The second floor enjoys the main bedroom - a wonderfully spacious 19' dual-aspect master bedroom which is filled with light, complete with a useful built-in storage cupboard. Further highlights include gas central heating system and double glazing throughout.

Externally, the property has a small garden-frontage, whilst there is a lovely, enclosed garden to the rear which is pleasantly not overlooked, being mainly laid to lawn with planted borders. Allocated parking is also provided directly to the rear. Internal inspection is highly advised to fully appreciate the modern conveniences available within.







KEY FEATURES

SUPERB END TOWN HOUSE

THREE BEDROOMS

ACCOMMODATION OVER THREE LEVELS

WELL PRESENTED THROUGHOUT

DINING KITCHEN

ENCLOSED REAR GARDEN

ALLOCATED PARKING TO REAR

VIEWING HIGHLY RECOMMENDED





