

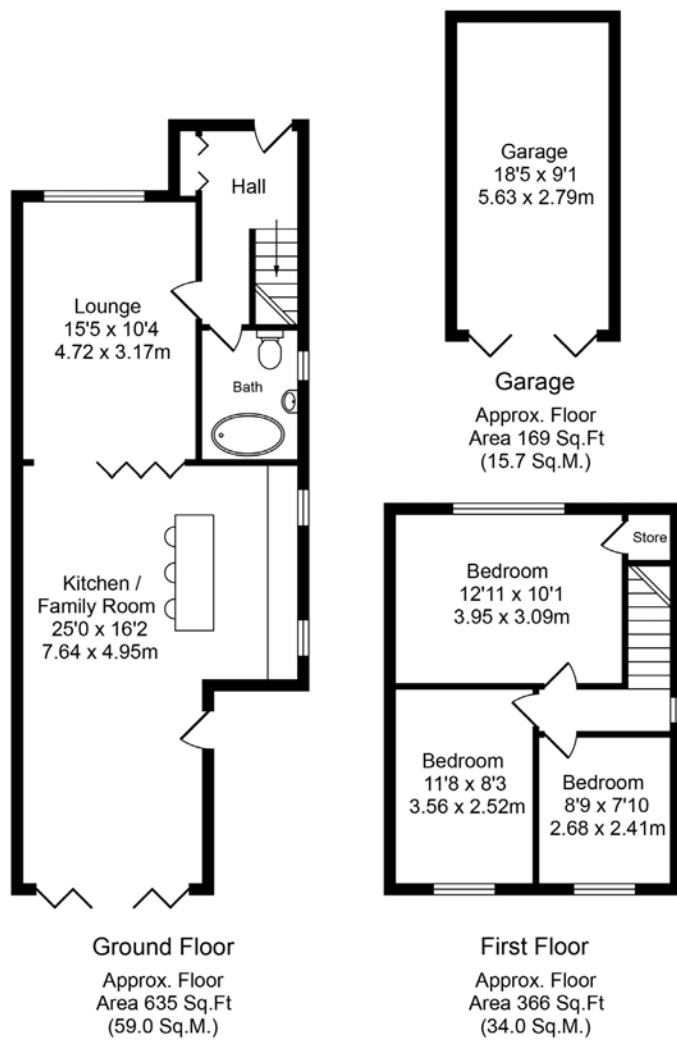


Ormskirk: 01695 570102
 Southport: 01704 778668

Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1170 Sq.ft. (108.7 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
 Council Tax Band:

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. 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 excited to offer this vibrant three-bedroom extended semi-detached property for sale, attractively situated along the ever-popular Redgate in Ormskirk, West Lancs.

This renovated home boasts a high standard of fit and finish throughout, making it an appealing choice for discerning buyers. The property is ideally located near excellent schools, a variety of shops, and essential amenities, providing a comfortable and convenient lifestyle for families and professionals alike.

Ormskirk is a highly desirable area known for its vibrant community and excellent transport links. The local area is appealing due to its blend of peaceful residential streets and convenient access to major roads and public transport. Nearby train stations offer easy commutes to Liverpool and Manchester, while local bus routes enhance connectivity. Ormskirk also features picturesque parks and recreational areas, adding to its charm.

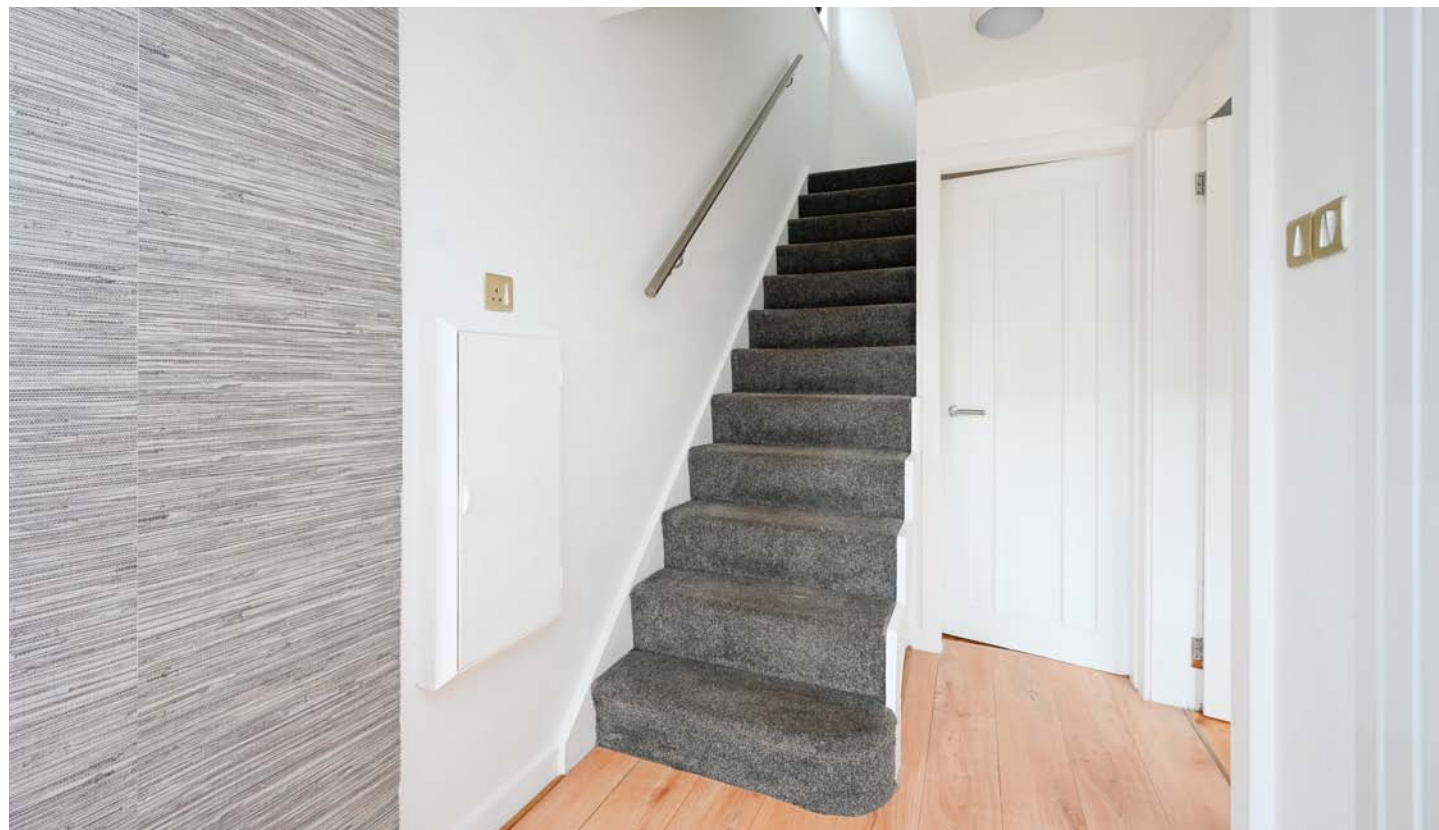
The exterior of this property is both attractive and inviting, with a private driveway providing ample off-road parking. The home's curb appeal is enhanced by its well-maintained front garden and elegant facade, setting the tone for the high-quality finish found within.

Upon entering the ground floor, you are greeted by a spacious entrance hallway leading to a beautifully presented family bathroom. This stylish bathroom features a free-standing bath, an attractive cork feature wall, WC, and wash hand basin. The front of the property hosts a well-decorated, spacious lounge. At the rear, the property boasts a stunning 25 ft open-plan dining kitchen. This space is equipped with an array of wall, base, and tower units, finished in a premium design with high-end integrated appliances and stylish industrial-style work surfaces, including an extensive feature island. The kitchen flows into an ample dining area and further into a large living area, bathed in natural light via premium bi-folding doors.

The first floor offers three well-proportioned family bedrooms, two of which are double in size and all neutrally decorated. These bedrooms provide ample space for family living and personal touches, ensuring a comfortable and private retreat for all residents.

Externally, the rear of the property is not overlooked and has been beautifully landscaped. The garden features a circular lawn bordered by an array of well-tended flower beds, shrubs, and trees. An ample patio terrace encircles the property, providing an ideal space for outdoor gatherings and relaxation.

Extending to around 1,170 square feet and enjoying gas central heating and double glazing throughout, this contemporary property is highly desirable. Owning this home presents a unique opportunity to enjoy modern living in a sought-after location. The benefits of this property, from its beautiful design to its convenient location, promise a wonderful living experience for its new owners.





KEY FEATURES

EXTENDED SEMI DETACHED
PROPERTY

THREE BEDROOMS

CIRCA 1170 SQ FT

STUNNING 25' OPEN PLAN
DINING KITCHEN

IMMACULATELY PRESENTED
THROUGHOUT

BEAUTIFULLY LANDSCAPED
REAR GARDEN

AMPLE OFF ROAD PARKING

