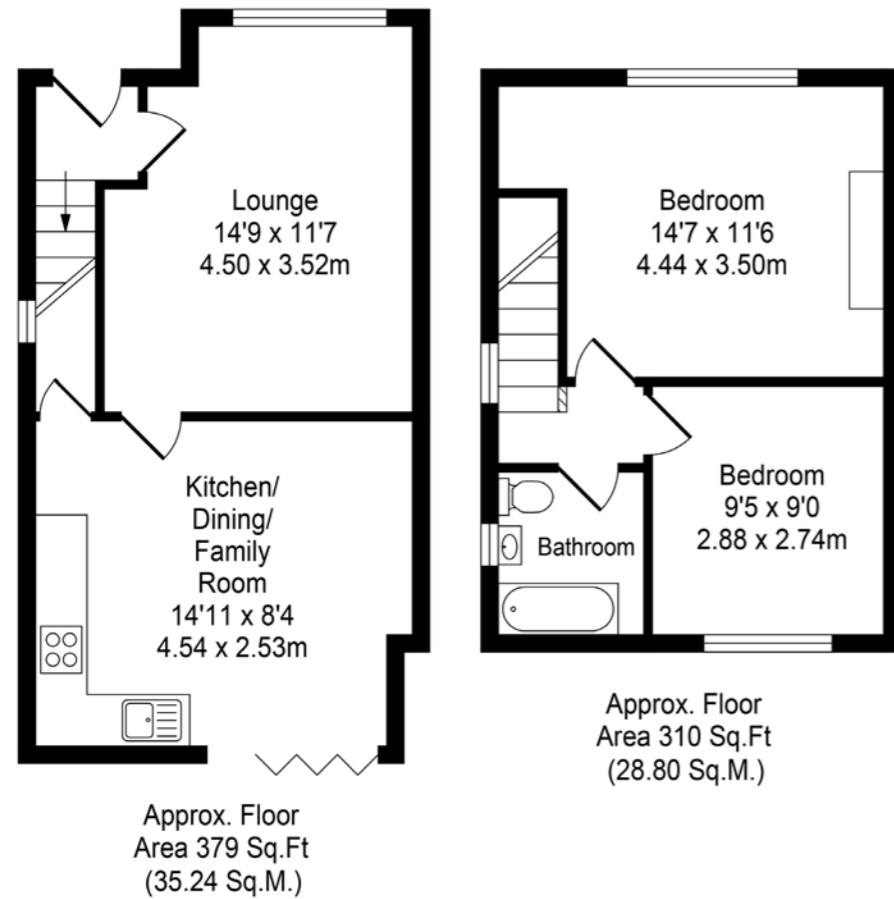




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 689 Sq.ft. (64.04 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. 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 present this contemporary and beautifully renovated two-bedroom semi-detached property, residing attractively along the coveted Ryburn Road in central Ormskirk, West Lancs.

Situated in a highly sought-after location, this home offers a perfect blend of modern luxury and convenience, making it an ideal choice for both families and professionals alike. The property has been meticulously updated to the highest standards, boasting stunning interior décor and a host of premium features throughout. With excellent local amenities, including highly regarded schools, shops, and leisure facilities, this property promises a comfortable and stylish lifestyle. Whether you are commuting to the city or enjoying the vibrant local community, you will find everything you need within easy reach.

The surrounding area is known for its appealing mix of tranquillity and accessibility, providing the best of both worlds. The property is well-served by an array of transport links, including the local rail station, which is just a short walk away, ensuring that commuting is a breeze. Additionally, the local area offers a wealth of recreational opportunities, with picturesque parks and green spaces just a stone's throw away, perfect for outdoor activities and leisurely strolls. The vibrant town centre is within walking distance, offering an excellent selection of shops, cafes, and restaurants, catering to all tastes and preferences.

The exterior of this property is equally impressive, with an eye-catching façade that exudes curb appeal. The approach to the property is both welcoming and practical, with ample off-road parking available. The front garden is well-maintained, enhancing the overall aesthetics of the home. The property is surrounded by mature landscaping, providing a sense of privacy and seclusion, while the stylishly designed entrance sets the tone for the high-quality finishes found throughout the interior.

Upon entering the ground floor, you are greeted by a spacious main living room, perfect for relaxation and entertaining. The room is bathed in natural light, highlighting the elegant décor and thoughtful layout. The rear of the property features a beautifully fitted dining kitchen, designed with both style and functionality in mind. This generous space is equipped with a range of high-end integrated appliances, as well as an array of wall, base, and tower units that offer ample storage. The premium contrasting work surfaces add a touch of sophistication, while the adjacent dining area benefits from bi-folding doors that open onto the rear garden, creating a seamless flow between indoor and outdoor living.

Moving to the first floor, you will find two spacious double bedrooms, each finished to an impeccable standard. Both rooms offer a pleasant outlook over the surrounding area, ensuring a peaceful and restful environment. The master bedroom is a particularly inviting space, while the second bedroom is equally generous in size, making it ideal for family members or guests. The lavish tiled bathroom on this floor is a true highlight, featuring a bath with an overhead shower, a WC, and a vanity wash hand basin, all designed with luxury and comfort in mind.

The outdoor spaces of this property are just as impressive as the interior. The rear garden has been thoughtfully landscaped to create a private and tranquil retreat. The premium Indian stone flagged patio terracing encircles the property, providing an ideal space for outdoor entertaining or simply enjoying the serene surroundings. The central lawn is beautifully maintained and bordered by established bushes and plants, offering a green oasis that is both low-maintenance and visually stunning.

This exceptional property offers numerous benefits, from its impeccable renovation to its prime location. As a homeowner, you will enjoy the peace of mind that comes with owning a property of such high quality, as well as the convenience of being within close proximity to all that the area has to offer. This is a rare opportunity to acquire a home that truly stands out from the crowd, offering a lifestyle of comfort, luxury, and ease.

