

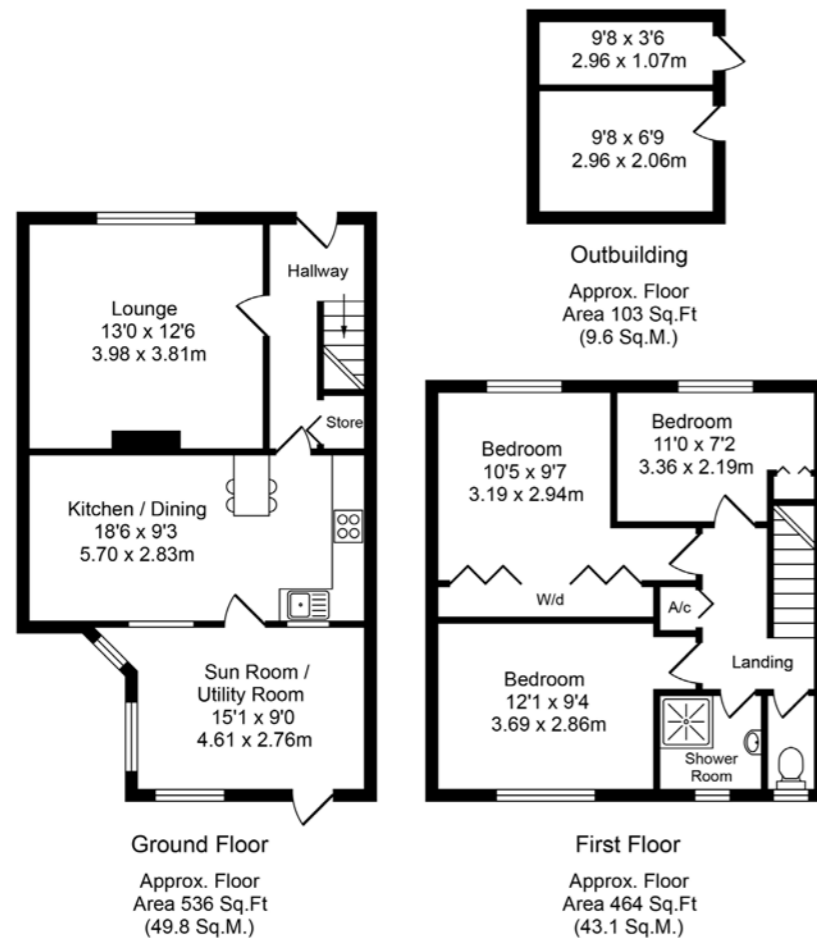


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1103 Sq.ft. (102.5 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 well-presented three-bedroom mid-terraced property for sale, located on the popular Carroll Crescent in the heart of Ormskirk, West Lancs.

This charming residence has been recently finished to high standards, extending to generous proportions and offering an impressive blend of contemporary style and traditional comfort. The property's appeal is enhanced by its prime location, just a short distance from a variety of amenities, including highly regarded schools, local shops, and convenient transport links. The property is ideal for families or professionals seeking a spacious and modern home in a vibrant and well-connected area.

Ormskirk is a desirable town known for its friendly community atmosphere and excellent transport connections. The property benefits from close proximity to the town centre, where you will find an array of boutique shops, cafes, and restaurants. For families, the area offers several well-regarded primary and secondary schools, all within walking distance. Public transport is easily accessible, with Ormskirk railway station providing direct services to Liverpool and Preston, while the nearby motorway network offers easy access to surrounding areas, making this an ideal location for commuters.

The exterior of this property is both attractive and welcoming, with a modern façade that is complemented by a well-maintained front driveway. The approach to the house is enhanced by the provision of off-road parking for multiple vehicles. The entrance to the property is inviting, leading into a spacious and beautifully presented home that has been thoughtfully designed to meet the needs of contemporary living.

Upon entering the ground floor, you are greeted by a spacious front living room that exudes comfort and style, perfect for relaxing or entertaining guests. Towards the rear of the property, you will find a modern, open-plan dining kitchen that is sure to impress. This space is equipped with an array of wall, base, and tower units, featuring integrated appliances and contrasting work surfaces, including a breakfast bar. The free-flowing floor plan seamlessly connects the kitchen to a rear sunroom, which is bathed in natural light, creating a serene space for relaxation. An adjoining utility room adds practicality, offering additional storage and laundry facilities.

The first floor of the property comprises three well-proportioned bedrooms, each tastefully decorated and featuring integrated wardrobes, providing ample storage space. The master bedroom is particularly spacious, offering a peaceful retreat after a long day. The remaining two bedrooms are equally well-sized, making this an ideal family home. The modern shower room, fitted to a high standard, services the bedrooms and adds a touch of luxury to everyday living.

Externally, the property boasts a large, South-facing rear garden that is not directly overlooked, offering a tranquil outdoor space for relaxation and entertainment. The garden features a patio terrace, perfect for al fresco dining and summer gatherings. The well-kept lawn is bordered by a variety of mature trees, plants, and shrubs, creating a peaceful and secluded environment. Additional features include outbuildings, providing extra storage space, and the possibility of further enhancements to suit the new owner's needs.

This property offers a unique opportunity to own a beautifully presented home in a popular location. With its blend of spacious living areas, modern amenities, and desirable outdoor space, this property is perfect for those seeking a home that combines comfort, style, and convenience. An internal inspection is highly recommended to fully appreciate all that this inviting property has to offer.



