

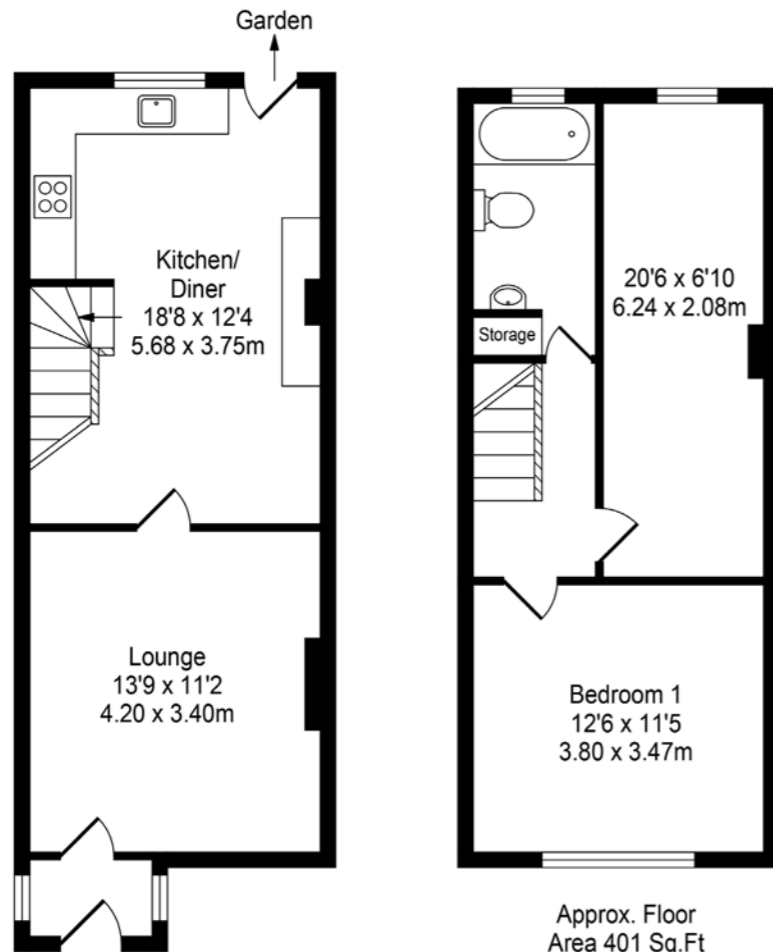


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 829 Sq.ft. (77.00 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 428 Sq.Ft (39.76 Sq.M.)

Approx. Floor Area 401 Sq.Ft (37.24 Sq.M.)



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 and Phillips are delighted to present this fantastic two-bedroom terraced home for sale, thoughtfully modernised to provide contemporary living in a charming and convenient setting. This appealing residence combines style and comfort, making it perfect for first-time buyers, small families, or investors seeking a high-quality investment.

The exterior of the home is inviting and stylish, featuring a classic terraced design that blends seamlessly with the surrounding area. A small, low-maintenance front garden provides a welcoming approach. The front entrance vestibule leads directly into the living space, where modern upgrades are immediately apparent, giving the home a fresh and contemporary feel.

The ground floor features a spacious living room that flows seamlessly into a modern kitchen and dining area. The kitchen is well-appointed with high-quality appliances, ample storage, and sleek worktops, making it ideal for cooking and entertaining. The open-plan layout enhances the sense of space and light, creating a warm and inviting atmosphere.

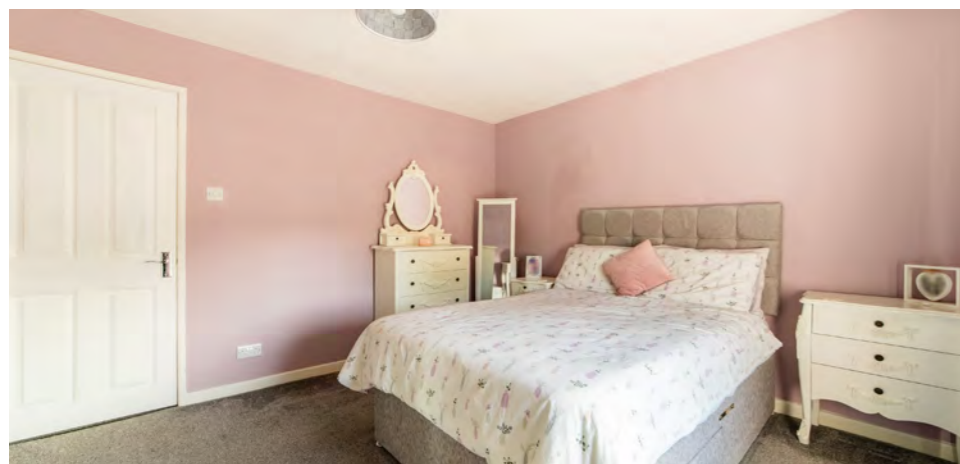
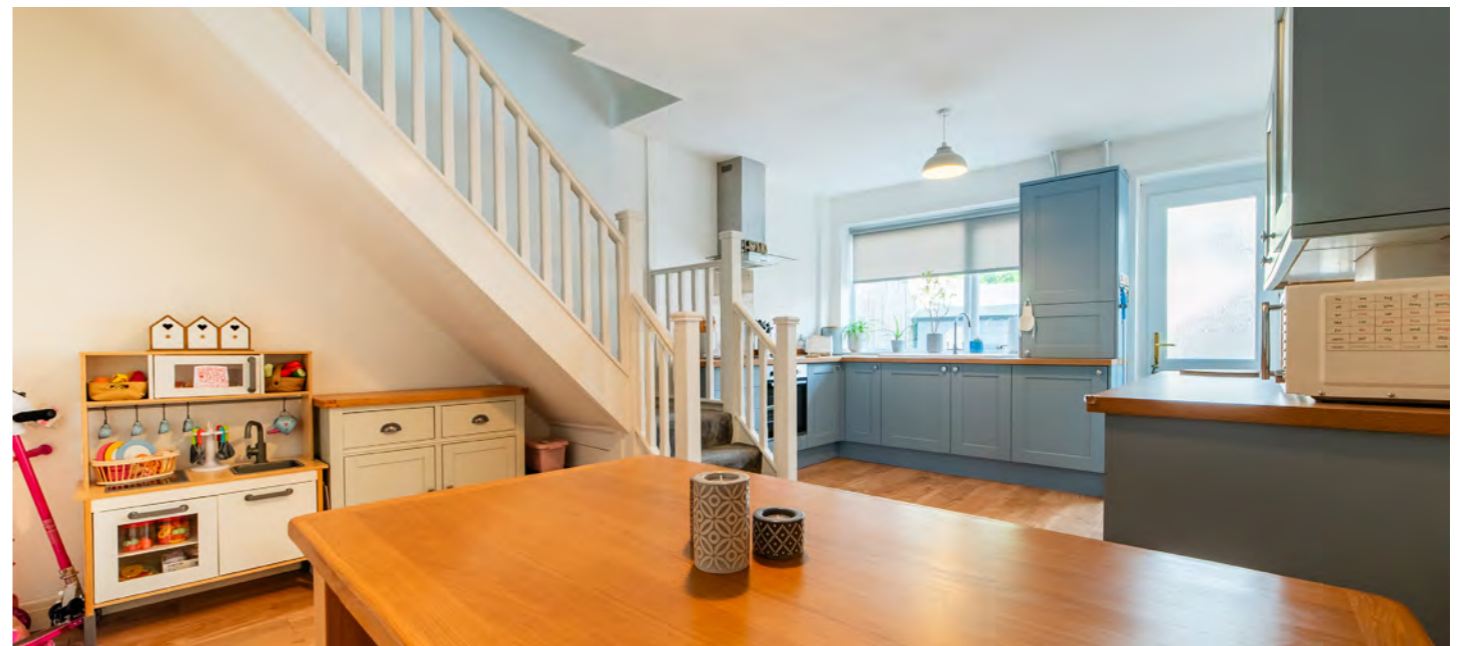
Upstairs, you'll find two generously sized bedrooms, each offering plenty of natural light and space for relaxation. The master bedroom is particularly spacious, accommodating a variety of furniture layouts, while the second bedroom is equally sizable. A modern family bathroom serves both bedrooms, featuring contemporary fixtures and a stylish design that complements the overall aesthetic of the home.

The outdoor space is compact yet functional, offering a private rear garden that provides a lovely spot for outdoor dining or simply enjoying the fresh air. The garden is easy to maintain and includes a patio area, perfect for setting up a table and chairs. Additionally, there is a single parking space at the rear.

Located in a popular area of Ormskirk, Wigan Road offers easy access to Ormskirk Hospital, excellent schools, a variety of shops, and essential amenities, ensuring a comfortable lifestyle where everything you need is within reach. The local community is known for its welcoming atmosphere and wide range of facilities. Residents can enjoy nearby parks, cafés, and recreational options, providing plenty of opportunities for leisure and relaxation. This home benefits from excellent transport links, including regular bus services and a nearby train station, allowing for quick and easy access to other destinations, making commuting simple and stress-free.

Owning this modernised terraced home offers numerous benefits, from its stylish interior to its convenient location. This residence is perfect for those who appreciate contemporary living in a well-established area, providing a balance of modern comforts and community charm. As a homeowner, you will enjoy a lifestyle of ease and convenience, with everything you need right at your doorstep.





KEY FEATURES

- Fantastic Terraced Home
- No Chain
- Two Bedrooms
- Circa 829 Square Feet
- Modern Kitchen and Dining Area
- Private Rear Garden
- Single Parking Space to the Rear
- Popular Location



