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Total Approx. Floor Area 1460 Sq.ft. (135.66 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 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.



This semi-detached property exudes character and charm, showcasing many original features that have been meticulously preserved and highlighted through high-quality decoration and design. Nestled along the popular Cottage Lane in Ormskirk, the home enjoys a prime location close to local amenities, independent retailers, and excellent transport and commuter links.

Spanning over 1400 square feet, this cosy home offers a warm and inviting ambiance. The welcoming hallway leads to a light-filled living room featuring a bay window and a striking feature fireplace, creating a focal point in the room. The living room flows seamlessly into the dining room, which overlooks the rear courtyard through patio doors and boasts another feature fireplace with a wood-burning stove. The galley kitchen at the rear is stylishly designed with shaker-style cabinets, a Belfast sink, and ample cupboard storage and shelving. Completing the ground floor is a utility/cloakroom/WC and a pantry, adding to the convenience and functionality of the home.

Upstairs, the property features two generously sized bedrooms, both beautifully presented with built-in wardrobes for added storage. The family bathroom is elegantly appointed with a freestanding bath and a separate shower, adorned with tasteful tiling on the walls and floor, creating a luxurious and relaxing retreat.

Outside, the front of the property offers parking for one vehicle, while the rear features a courtyard with a pod currently used as a snug/TV room, providing a versatile space for relaxation or entertainment.

To truly appreciate the intricate details and charm of this stunning home, viewing is highly recommended to fully immerse oneself in the unique character and design elements that make this property a standout home.





KEY FEATURES

- Charming Semi Detached Property
- Two Spacious Bedrooms
- Circa 1460 Square Feet
- Light and Bright Living Room
- Tastefully Decorated Dining Room
- Shaker Style Kitchen
- Easy to Maintain Rear Courtyard
- Outside Pod
- Popular Location







