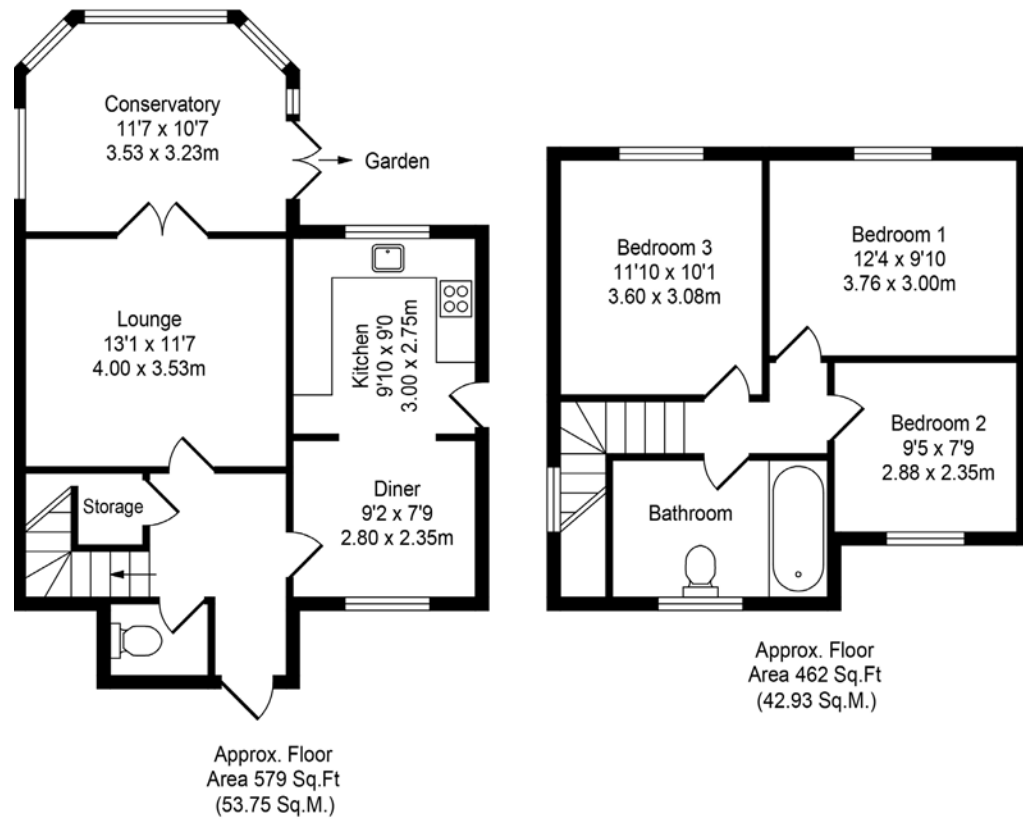




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

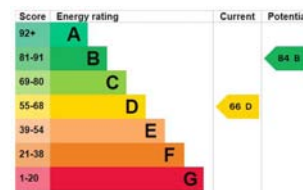
Total Approx. Floor Area 1041 Sq.ft. (96.68 Sq.M.)

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: D

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 delighted to present this beautifully appointed three-bedroom detached home, ideally situated in a corner position just a short stroll from the vibrant town centre of Ormskirk.

Step inside to discover an inviting and functional layout, enhanced by elegant decor and an abundance of natural light. The bright and airy interiors feature a welcoming reception hallway, a cosy lounge with charming front-facing views, and a sunny conservatory that seamlessly opens onto the rear garden—perfect for enjoying those long summer evenings while bringing the outdoors in.

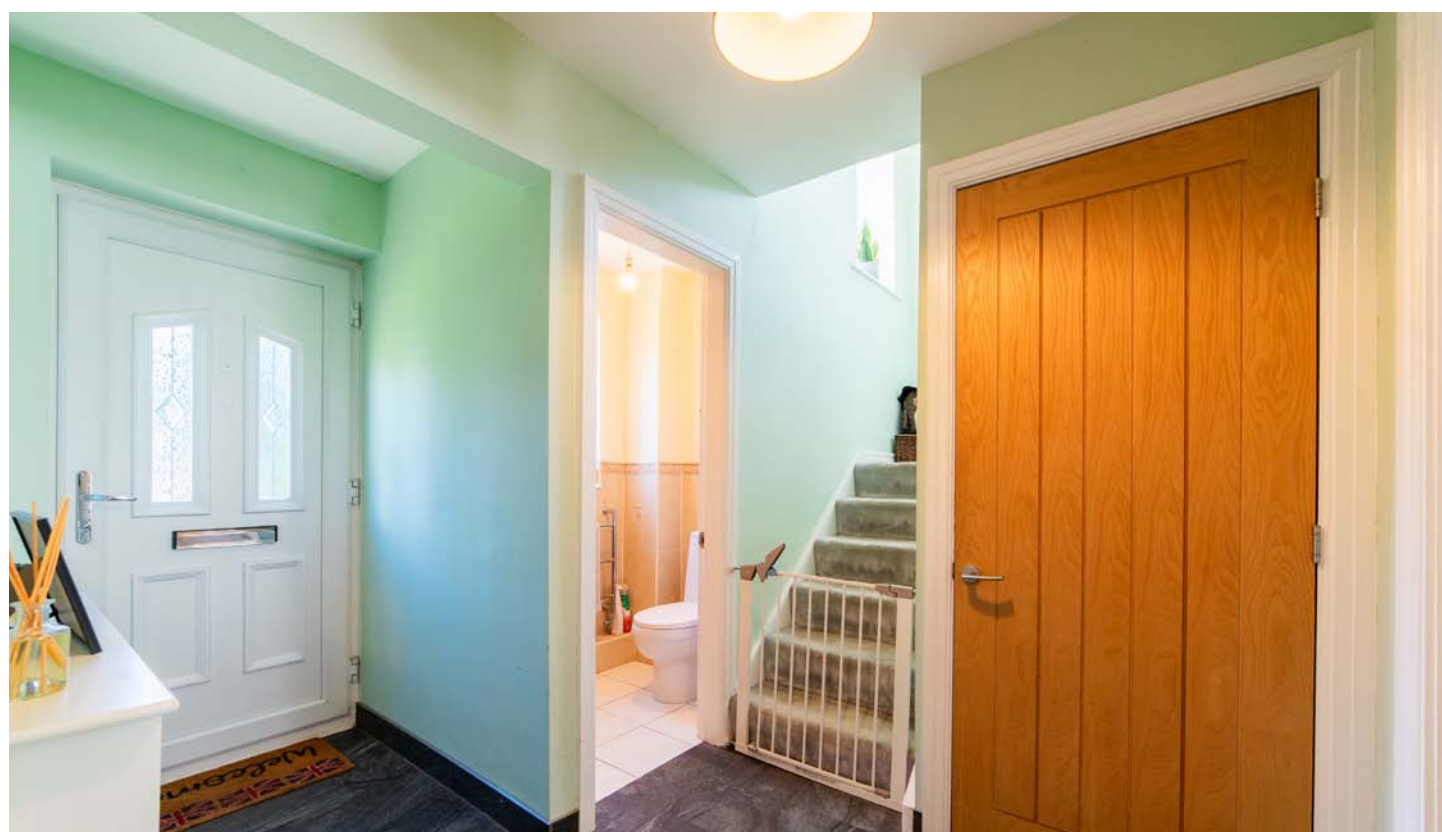
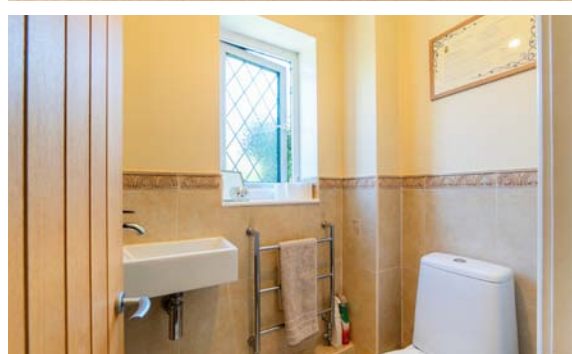
The spacious kitchen/diner is a true highlight, offering a stylish array of fitted white gloss wall and base units complemented by contrasting worktops and chic grey tiled splashbacks. This well-appointed space includes an integrated oven, hob, and extractor hood, while still providing ample room for a dining table and chairs, making it an ideal setting for entertaining guests.

Completing the ground floor is a convenient cloakroom featuring a WC and washbasin, ensuring practicality for everyday living.

As you ascend the staircase to the first floor, you will find the modern aesthetic continues throughout the three generously sized bedrooms and the a modern family bathroom, which is finished in classic white and boasts exquisite mosaic tiling, a P-shaped bath, vanity wash hand basin and an overhead shower.

Externally, the property enjoys a prime corner plot, ensuring privacy and a sense of seclusion. The front garden features a charming paved pathway alongside a well-maintained lawn adorned with vibrant borders and shrubs. To the rear, a detached garage complements the outdoor space, which includes a paved patio and a lush lawn area surrounded by attractive borders and timber fencing.

Ormskirk offers a wealth of amenities at your fingertips, including delightful coffee shops, diverse restaurants, boutique clothing stores, and convenient access to local transport networks. The property is also handy for highly regarded schools at both primary and secondary levels. This home truly embodies comfort and convenience in a prime location.





KEY FEATURES

BEAUTIFULLY APPOINTED
DETACHED HOME

THREE BEDROOMS

CONSERVATORY

SUPERB CORNER PLOT

SPACIOUS KITCHEN/DINER

DRIVEWAY &
DETACHED GARAGE

POPULAR LOCATION





