

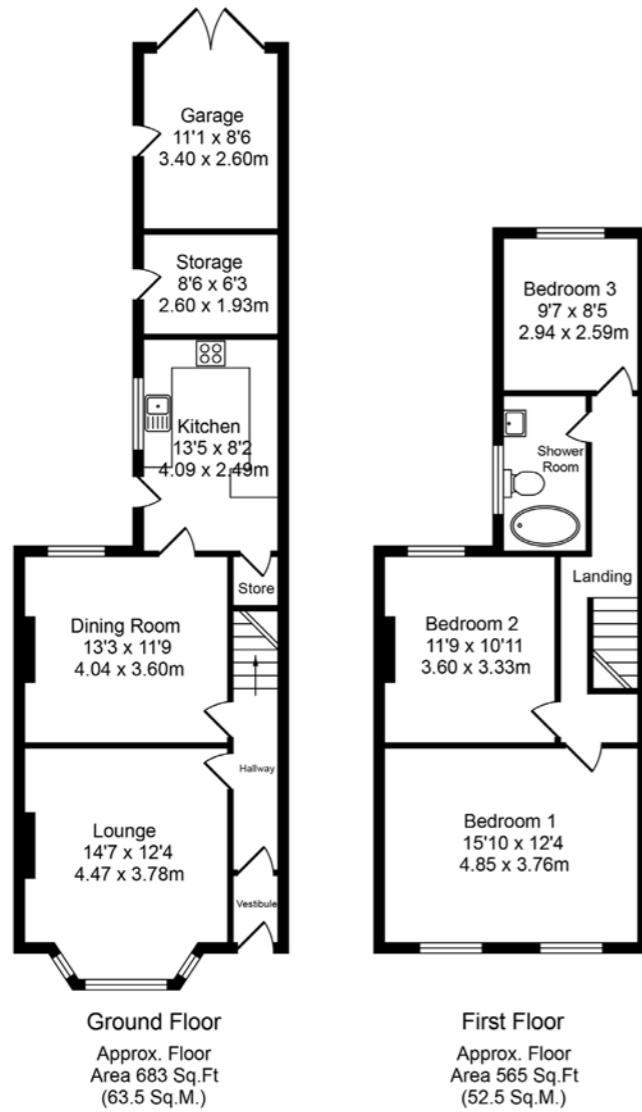


Ormskirk: 01695 570102
 Southport: 01704 778668
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Parbold: 01257 442789
 Chorley: 01257 241173

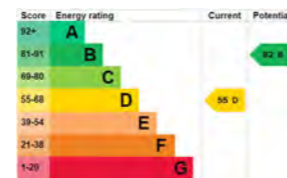
Total Approx. Floor Area 1248 Sq.ft. (116.0 Sq.M.)

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: C

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 offer for sale this charming bay-fronted semi-detached home that perfectly marries traditional elegance with contemporary comfort. Nestled in a lovely 'tucked away' position within strolling distance of the town centre, the property offers generous living space extending to 1248 square feet. The home has undergone a comprehensive series of refurbishment under our clients attentive tenure including an updated kitchen and bathroom, full rewire, new fireplaces and a new central heating boiler. The living spaces are also meticulously presented while preserving the enchanting original features characteristic of its era. A viewing of this lovely home is an absolute must to fully appreciate all it has to offer.

As you enter, you are greeted by a welcoming reception hallway that leads into a bright and airy lounge, accentuated by a stunning large bay window that frames the pretty views of the gardens. The focal point of this inviting room is a striking brick hearth fireplace, complete with a cosy wood burning stove, setting a warm and inviting ambiance. The dining room exudes charm and sophistication again with a feature wood burning stove. The heart of the home is undoubtedly the spacious breakfast kitchen, featuring an array of quality wall and base units, complemented by tiling and generous butchers block work surfaces. There's space for appliances and room for a dining table making it perfect for casual breakfasts. The ground floor is round off with a practical utility with a handy wc and wash hand basin.

Upstairs, discover three generously sized bedrooms, each radiating comfort and style. The master bedroom has two large windows that allow an abundance of natural light and has plenty of scope to create an en-suite shower room if so required. The recently updated family bathroom is a sanctuary of relaxation, featuring a pristine four-piece suite that includes a bath, walk in glass screen shower, vanity wash hand basin, and low-level WC, all elegantly finished with tasteful tiling.

Outside, the property continues to impress with its good-sized front garden providing a peaceful retreat along with an enclosed rear yard with a brick built storage shed and an 11.1 x 8.6 garage. The front garden offers a sense of privacy, not being directly overlooked and well kept lawns, mature borders and a timber garden shed.

Situated just moments away from Ormskirk town centre, you'll enjoy an array of shops, a bustling market, and trendy wine bars, all within easy reach. This exceptional home is also conveniently located near first-class schools and local amenities, with the railway station just a stone's throw away, offering a swift 35-minute journey into Liverpool city centre.

This fabulous property represents a rare opportunity to own a home of true quality in an extremely desirable area. With its perfect blend of character, modern conveniences, and exceptional value for money, don't miss your chance to experience the charm of this delightful home.

