

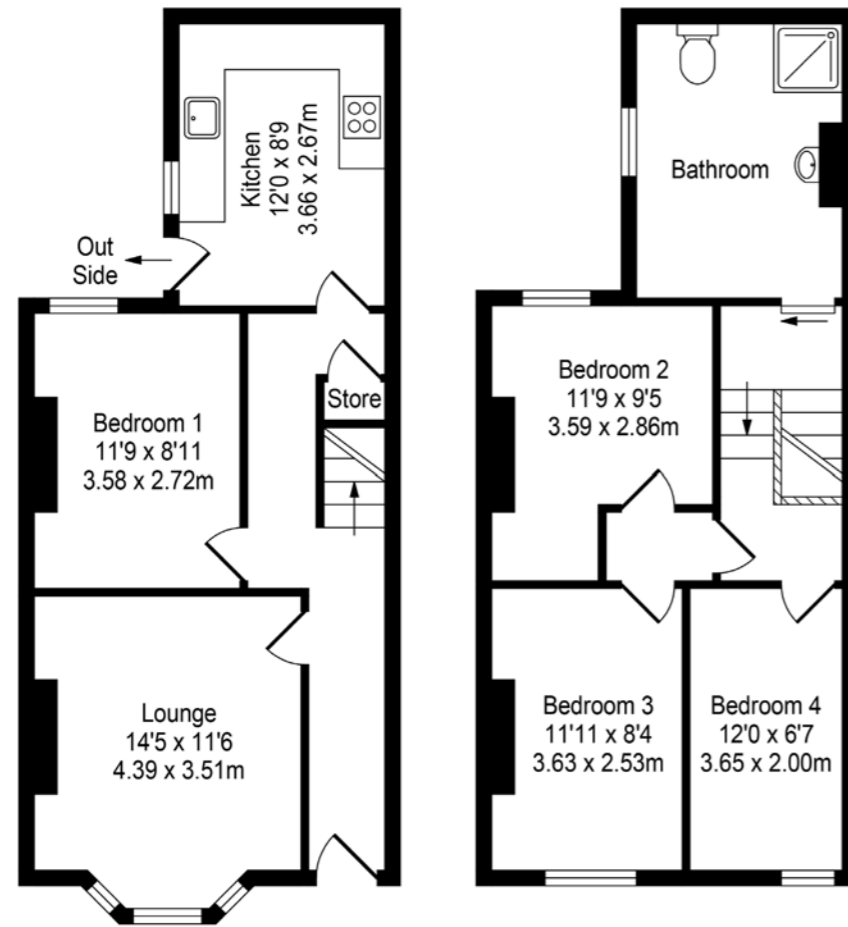


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 954 Sq.ft. (88.67 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 296 Sq.Ft (44.64 Sq.M.)

Approx. Floor Area 296 Sq.Ft (44.03 Sq.M.)



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 and Phillips present this fantastic three-bedroom semi-detached property for sale, located on the highly sought-after Ruff Lane, right in the heart of Ormskirk. Boasting beautiful period features, high ceilings, and a light and airy ambiance throughout, this property is perfect for families and investors alike. The combination of classic charm and modern comfort makes this home truly unique. Positioned within walking distance of Ormskirk town centre, it offers convenient access to highly regarded schools, local shops, restaurants, and essential amenities, making it an ideal place to call home.

Ormskirk is a historic and vibrant market town, renowned for its excellent local amenities and strong sense of community. The area is well-connected, with superb transport links including the Ormskirk train station, offering direct services to Liverpool and Preston. Additionally, the nearby motorway networks provide easy access to major cities, making this location ideal for commuters. With excellent schools, parks, and leisure facilities, the area is well-suited for families and professionals looking for both convenience and lifestyle appeal.

Upon entering the ground floor, you will find a spacious hallway that leads to two reception rooms, each filled with natural light thanks to the high ceilings and large windows. The rooms are generously sized, offering ample space for family living and entertaining. The kitchen is equally impressive, featuring modern appliances, ample counter space, and a dining area, making it the heart of the home.

The first-floor features three well-proportioned bedrooms, all benefiting from large windows that make the spaces feel bright and welcoming. The bedrooms are spacious, providing flexibility for family living or home office use, and they share access to a family bathroom with modern fittings and finishes.

Outside, the property boasts a well-maintained rear garden, perfect for family gatherings, outdoor dining, or simply relaxing. This semi-detached period property offers the perfect combination of classic charm and modern convenience, making it an ideal choice for those looking to settle in one of Ormskirk's most desirable locations. Whether you're a family seeking space and comfort or an investor looking for a valuable opportunity, this home is ready to welcome its new owners.





KEY FEATURES

Fantastic Semi-Detached Home

Three Bedrooms

Circa 954 Square Feet

Two Reception Rooms

Fitted Kitchen

Paved Rear Garden

Great Location



