

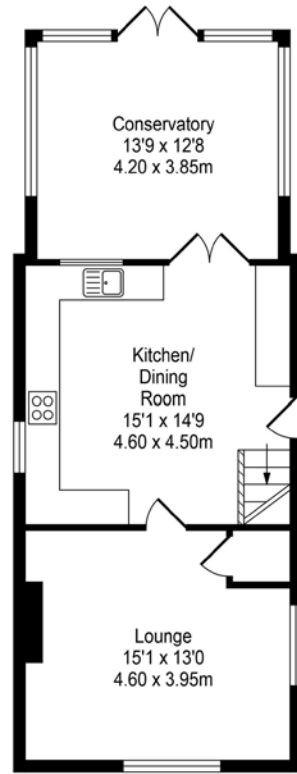


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

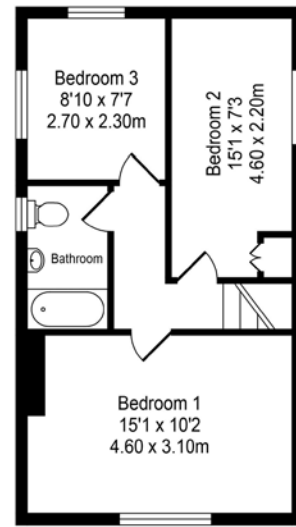
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1028 Sq.ft. (95.50 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 602 Sq.Ft (55.94 Sq.M.)



Approx. Floor Area 426 Sq.Ft (39.56 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 & Phillips are delighted to offer this charming three-bedroom detached property for sale, situated along the popular Halsall Lane in the heart of Ormskirk, West Lancs.

This remarkable home combines contemporary living with timeless elegance, offering a spacious and comfortable environment perfect for families or professionals. Ideally located close to top-rated schools, popular shops, and a wide range of local amenities, the property offers the convenience of having everything you need right at your doorstep. Additionally, there are various recreational facilities and green spaces nearby, creating the perfect balance between urban living and natural surroundings.

The local area is highly regarded for its excellent transport links, making commuting easy and efficient. Whether by car or public transport, you will find yourself well-connected with major roads, motorways and a local railway station just a short drive away. Local bus routes and train stations provide regular services to surrounding towns and cities, ensuring easy access to both work and leisure activities. This location is ideal for those looking for a peaceful setting with convenient access to the wider region.

The exterior of the property is equally impressive, featuring an attractive red-brick facade that immediately catches the eye. A well-maintained driveway provides ample parking space, leading to the front entrance, which is framed by lush landscaping. The approach to the property is both welcoming and stylish, offering a sense of grandeur upon arrival.

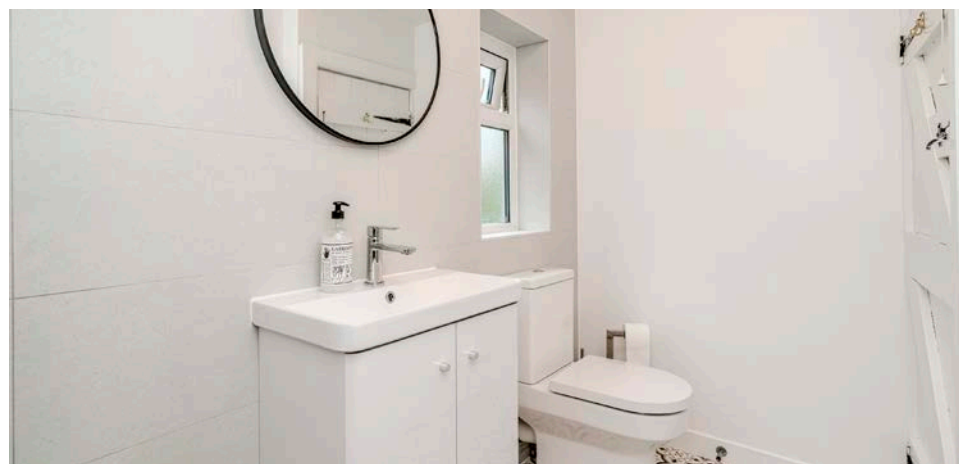
Stepping inside, the ground floor offers a spacious reception room, perfect for both formal entertaining and relaxed family living, and a modern heated conservatory leads off the kitchen, to the rear of the property and into the garden. The kitchen is generously sized and fitted with integrated appliances and boasts plenty of counter space, stylish cabinetry, and a dining area.

Upstairs, you will find three well-proportioned bedrooms, each designed for comfort and relaxation. All bedrooms are tastefully decorated, offering ample storage capacity and large windows that allow natural light to fill the space. The property is well served by a modern family bathroom recently installed, providing bath with overhead shower, WC and wash hand basin.

The outdoor area is just as impressive, with a beautifully landscaped garden providing a peaceful yet private retreat. The garden features a spacious premium Indian Stone patio area and there is opportunity to develop two further patios, as the sun moves around the property, ideal for al-fresco dining, as well as a neatly maintained lawn bordered by mature shrubs and plants. A centrally turfed lawn is bordered by a range of established trees, plants and shrubs and there is a useful shed for storing gardenalia.

Owning this home comes with a range of benefits, from its prime location and excellent transport links to the luxurious and well-designed living spaces which extend to 1,028 square feet of detached living accommodation. Ideal for families, working professionals and luxury downsizing, this residence offers both style and substance, providing an exceptional quality of life for its future owners. Gas central heating and double glazing throughout are provided. Internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Charming Detached Home
- Three Good Sized Bedrooms
- Circa 1029 Square Feet
- Two Reception Rooms
- Dining Kitchen
- Light and Bright Sunroom
- Beautiful Rear Garden
- Popular Location



