

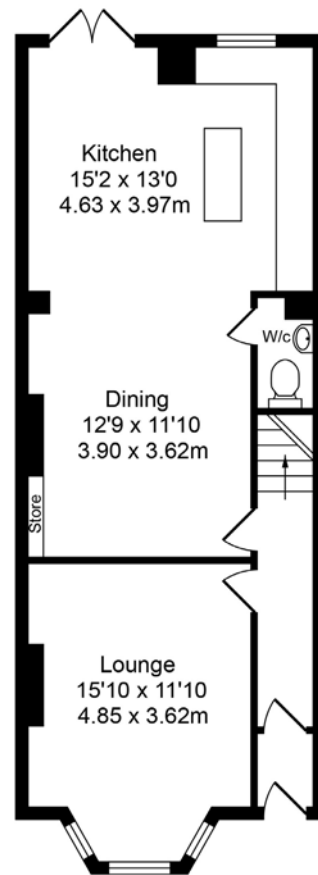


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

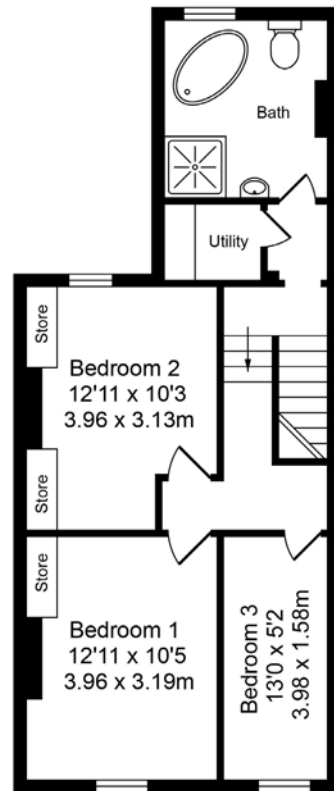
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1179 Sq.ft. (109.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 633 Sq.Ft (58.8 Sq.M.)

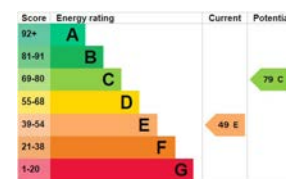


First Floor
 Approx. Floor Area 546 Sq.Ft (50.7 Sq.M.)



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 prestigious three-bedroom terraced property for sale, located on the desirable Halsall Lane in the heart of Ormskirk, West Lancs. This recently renovated home boasts a stunning fit and finish throughout, combining modern luxury with classic charm. Its prime location offers convenience and accessibility, with excellent local schools, shops, and amenities all within easy reach. Whether you're a growing family or a discerning professional, this property provides the perfect blend of comfort, style, and practicality.

Ormskirk is a highly sought-after area, known for its welcoming community and picturesque surroundings. The town is home to a variety of independent shops, cafes, and restaurants, as well as larger supermarkets and retail outlets. For families, there are several well-regarded schools nearby, making it an ideal place to settle down. Transport links are excellent, with Ormskirk railway station offering direct services to Liverpool and Preston, while the nearby M58 and M6 motorways provide easy access to the wider region, making commuting simple.

As you approach the property, you are greeted by an attractive frontage, complete with a well-maintained front garden area. The exterior has been thoughtfully designed to complement the traditional charm of the home while incorporating modern features, making it stand out in the neighbourhood. The clean, crisp lines of the facade, coupled with the landscaped front garden, create a welcoming and aesthetically pleasing first impression.

The ground floor of the property offers two spacious reception rooms, each finished to an exceptional standard. Both rooms feature premium fireplaces as focal points, adding warmth and character to the space. The rear reception room flows seamlessly into the open-plan kitchen and dining area, which has been equipped with a range of high-end integrated appliances and beautifully crafted wall and base units. The kitchen also features stunning Quartz marble work surfaces, a central island, and ample space for family dining, making it the perfect hub for both everyday living and entertaining. A convenient cloakroom/WC completes the ground floor layout.

Moving upstairs, the property features three generously sized bedrooms, two of which are spacious doubles. Each room has been thoughtfully designed, with the double bedrooms benefiting from fitted wardrobes and plenty of storage space. The main family bathroom is a luxurious retreat, offering a free-standing corner bath, separate shower enclosure, WC, and a modern vanity unit, all set against contemporary tiled walls and floors for a sleek, polished look.

The rear garden has been expertly landscaped to provide a tranquil outdoor space that is perfect for entertaining or relaxing with family. A large Indian stone patio leads to a private, well-maintained lawn surrounded by mature plants and shrubs. The garden also offers potential for additional features, such as a gym room or summer house. There is also ample space for outdoor dining and entertaining, making it an ideal extension of the indoor living area during the warmer months.

This property represents a unique opportunity to acquire a home that is not only aesthetically stunning but also thoughtfully designed to accommodate the demands of modern living. With its high-quality finishes, spacious layout, and fantastic location, this home is perfect for those looking to invest in a long-term residence. Don't miss out on the chance to make this remarkable property your own.



