



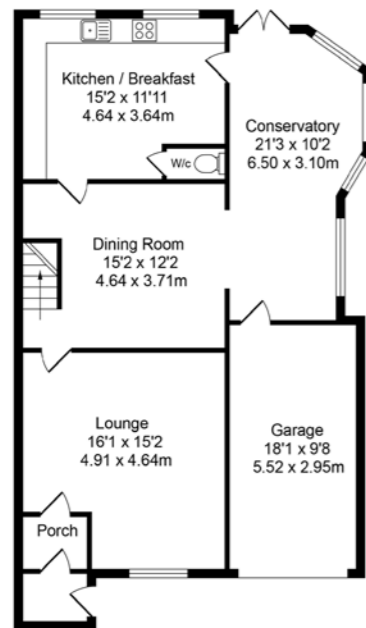
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Chorley: 01257 241173  
Parbold: 01257 442789

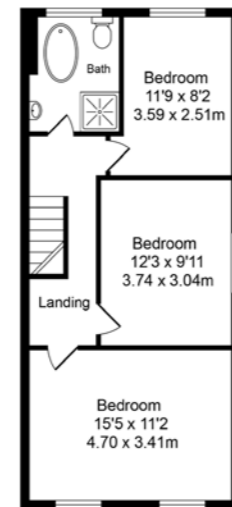
**ARNOLD & PHILLIPS**  
ESTATE AGENTS

Total Approx. Floor Area 1582 Sq.ft. (147.0 Sq.M.)

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



Ground Floor  
Approx. Floor Area 1029 Sq.Ft (95.6 Sq.M.)

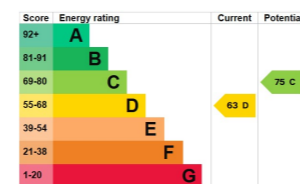


First Floor  
Approx. Floor Area 553 Sq.Ft (51.4 Sq.M.)



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 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](http://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 are delighted to present this beautifully extended three-bedroom semi-detached family home, positioned attractively along the sought-after Cottage Lane in the heart of Ormskirk, West Lancs. This property combines both modern living with timeless charm, making it a perfect fit for growing families or those looking for a spacious home with scope for further enhancement.

As you approach, the spacious block-paved driveway instantly impresses, offering ample parking for multiple vehicles side-by-side. The front of the property presents a welcoming, well-maintained exterior, with a hint of the stylish design you'll find inside. The integrated garage, easily accessible from the drive, offers additional storage and even greater potential for future conversion, whether for extra living space or as a dedicated home office.

Once inside, the property continues to impress. The ground floor boasts three distinct living areas, each thoughtfully designed to create a home that is both functional and visually appealing. The main lounge area is a bright and airy space, decorated to a high standard and flooded with natural light through large windows. This room offers an inviting atmosphere, whether for cosy evenings in with the family or more formal entertaining. The second living area could easily serve as a snug, playroom, or even a dedicated home office, providing versatility for whatever your lifestyle demands.

At the rear, the newly fitted dining kitchen is an absolute highlight of this home. Finished to a premium standard, the kitchen boasts a range of high-quality wall, base, and tower units, along with sleek, integrated appliances that cater to the demands of modern life. The granite work-surfaces not only add a touch of luxury but provide ample space for meal prep, with the dining area seamlessly connecting to the kitchen, making it ideal for both family dinners and social gatherings. Patio doors open from the dining area, giving easy access to the garden and further enhancing the flow between indoor and outdoor living. A handy downstairs WC completes the ground floor layout, providing added convenience for busy households.

Upstairs, the first-floor hosts three well-proportioned family bedrooms, all of which are generous in size and finished in neutral, contemporary tones that provide a relaxed and modern feel. Each bedroom offers enough space for double beds and additional furniture, with plenty of room for children or guests. The neutral decor throughout makes these rooms easy to personalise according to individual tastes and needs. The family bathroom is also on this floor and doesn't disappoint. Thoughtfully designed, it features a separate walk-in shower, WC, wash hand basin, and a luxurious free-standing bath – perfect for unwinding after a long day. The stylish, tiled finish adds a contemporary edge while ensuring the space remains both practical and low maintenance.

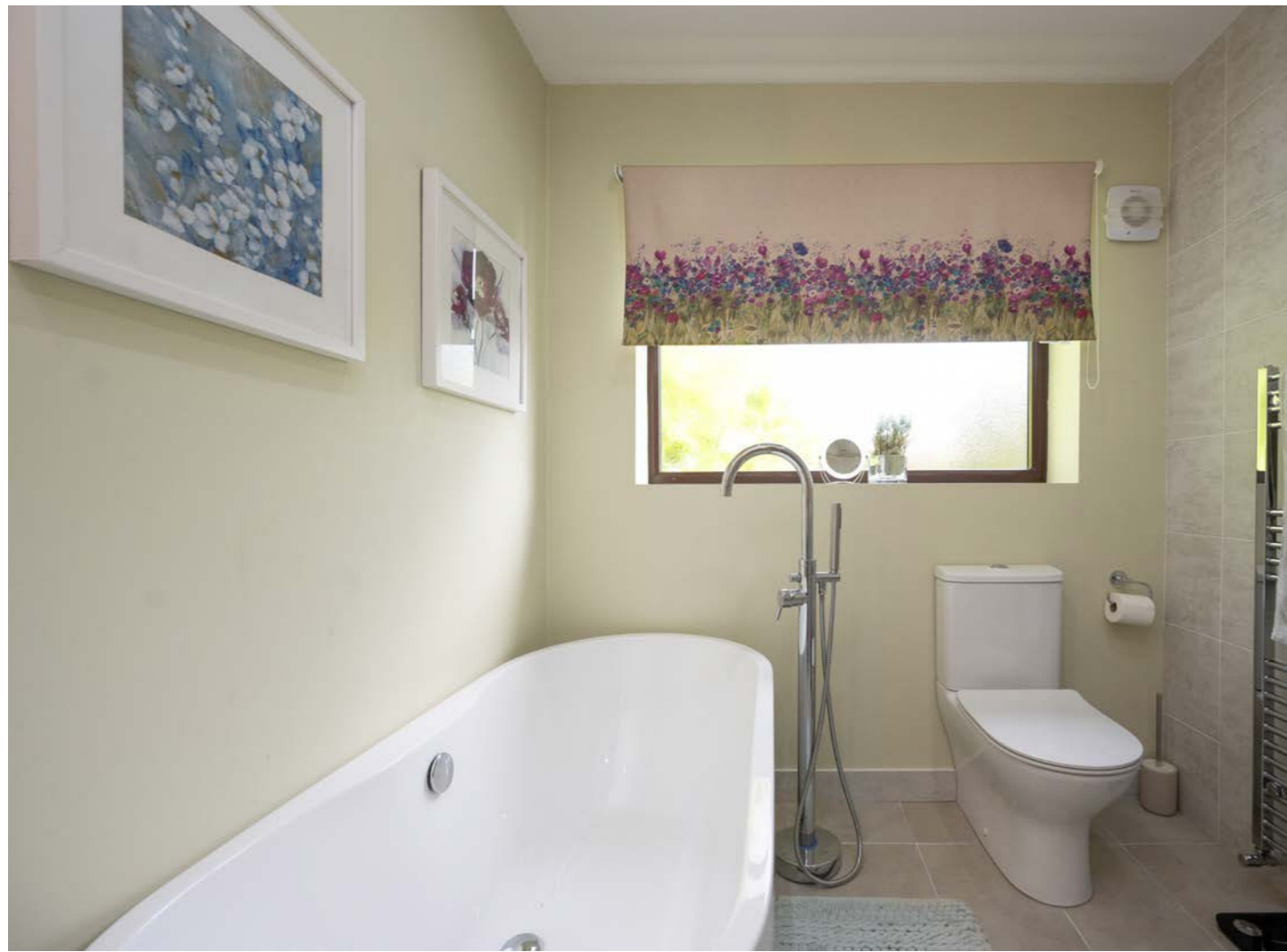
Externally, the rear garden is a private oasis, not directly overlooked and offering plenty of space for outdoor living. The large, centrally turfed lawn is ideal for families with children or pets, while the established plants and shrubs that line the borders add character and colour throughout the year. The patio terrace is a natural extension of the home's living space and serves as a perfect spot for outdoor dining, whether you're hosting summer barbecues or enjoying a quiet evening meal outdoors.

This property is perfect for those seeking a ready-made home, but for anyone looking to further develop the space, the integrated garage and generous plot size offer ample opportunity for future extension or enhancement, subject to the necessary consents.

Cottage Lane is perfectly located within Ormskirk, offering the best of semi-rural living while still being within easy reach of all local amenities. Ormskirk's bustling town centre is just a short distance away, providing a range of independent shops, cafes, and larger retailers. The area is well-served by schools, making it ideal for families, and for those who commute, transport links are excellent, with Ormskirk train station providing direct access to Liverpool, and major road networks like the M58 nearby.

With approximately 1,600 square feet of living space, gas central heating, double glazing throughout and a stunning fit and finish, this property is offered with no onward chain. Early viewing is highly recommended to truly appreciate the quality, space, and potential that this exceptional home has to offer.





**KEY FEATURES**  
 Characterful Semi Detached Home  
 Three Generous Sized Bedrooms  
 Circa 1582 Square Feet  
 Spacious Lounge  
 Separate Dining Room  
 Light Filled Conservatory  
 Stunning Cottage Kitchen  
 Good Sized Rear Garden  
 Driveway Parking  
 Garage  
 Popular Location





