

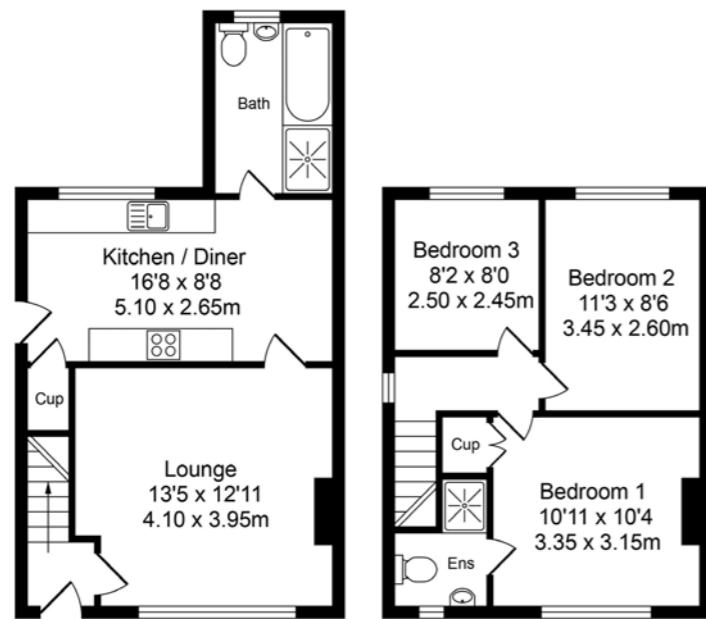


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 806 Sq.ft. (74.9 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 434 Sq.Ft (40.3 Sq.M.)

First Floor
 Approx. Floor Area 372 Sq.Ft (34.6 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: B

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 are pleased to offer this beautifully renovated three-bedroom semi-detached home, tucked away in a charming cul-de-sac along Jubilee Avenue in Ormskirk, West Lancs. This property combines a blend of contemporary living with a touch of tranquillity, offering modern comforts while nestled in a peaceful residential area. Ideal for first-time buyers, working professionals, or even investors, this house offers the perfect opportunity to settle into a home that has been thoughtfully modernised to cater to today's lifestyle needs.

The property greets you with its neat, rendered frontage, complete with off-road parking, a practical feature in any home. Upon stepping through the front door, you're welcomed into a bright and modern hallway, offering a smooth transition into the main areas of the home. To your right, you'll find the front living room, a sizeable and comfortable space that has been stylishly updated – perfect for family movie nights or simply unwinding after a long day. The layout here is functional, offering a space that's versatile enough to suit any decor or layout preference.

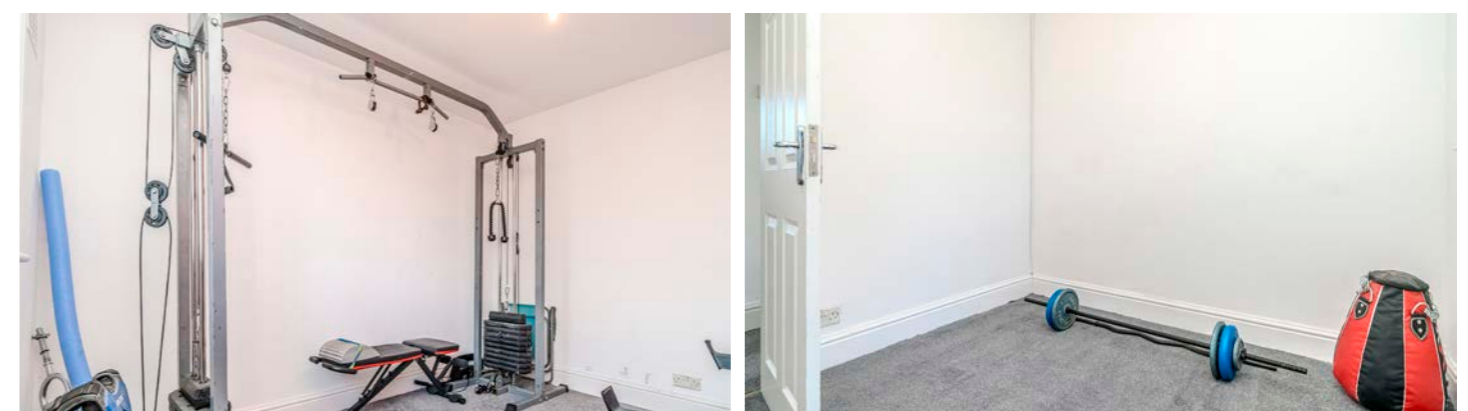
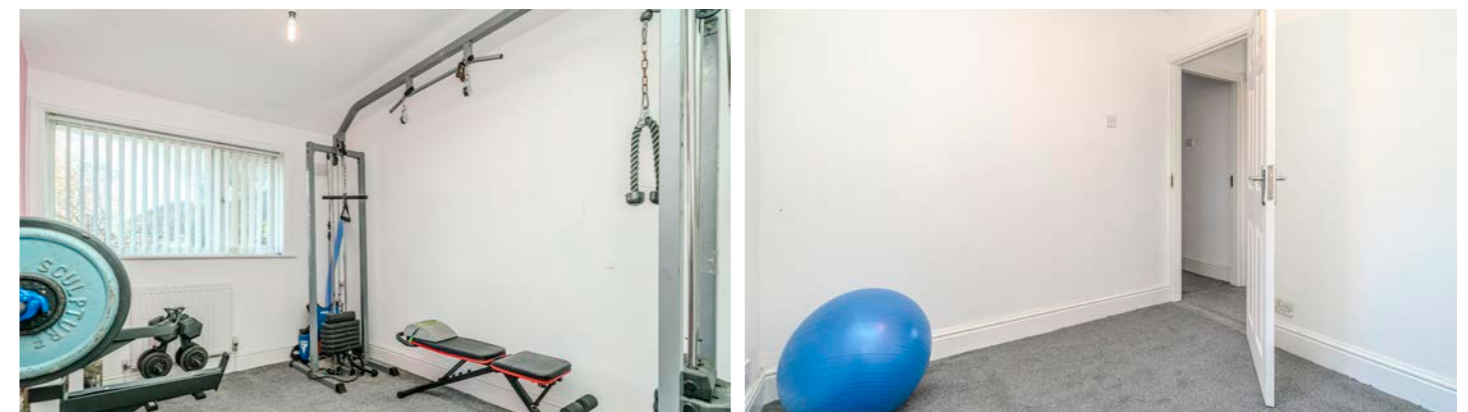
Towards the rear of the home, the fitted dining kitchen is the heart of the property. With a thoughtful design that combines both practicality and modern aesthetics, the kitchen offers a full range of wall, base, and tower units, providing ample storage for all your cooking needs. Integrated appliances keep the space sleek and clutter-free, making it easy to move around and prepare meals. The dining area is conveniently placed, ensuring it's easy to serve up and enjoy meals while still having plenty of space for social gatherings or family dinners. It's an inviting area that's not only practical but will undoubtedly become a popular spot for entertaining friends or spending time with family. The rear of the property leads directly to the garden, offering a seamless connection between indoor and outdoor living, making summer meals or gatherings with loved ones a breeze. Downstairs is completed by a modern family bathroom, designed with contemporary finishes. The bathroom includes a full-size bath with an overhead shower, WC, and a sleek wash hand basin. Its neutral colour palette and thoughtful layout make it an easy space to maintain while offering a clean, fresh, and stylish appearance.

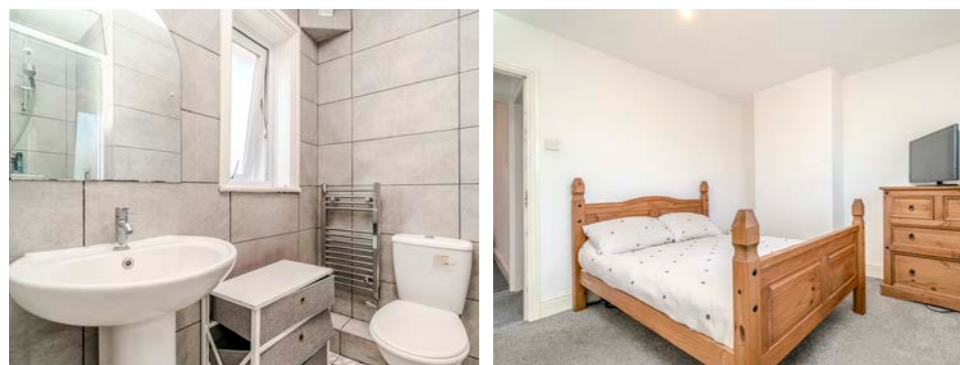
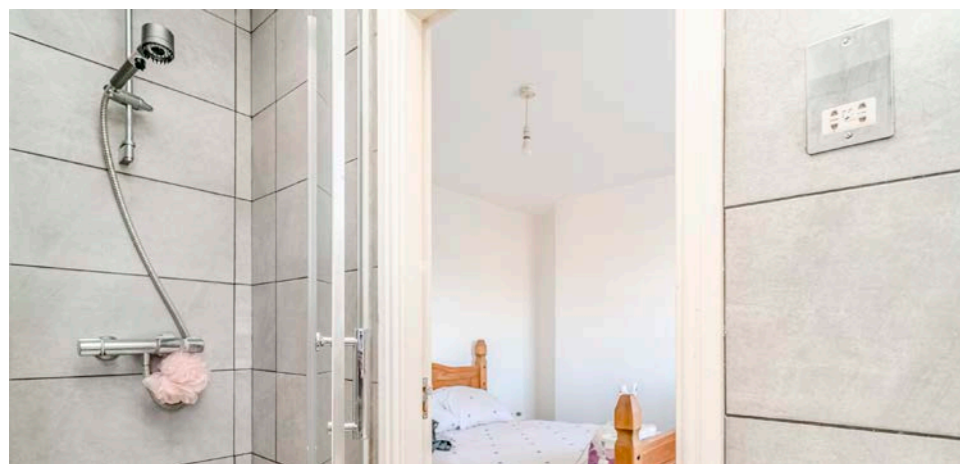
Moving upstairs, you'll find three well-proportioned bedrooms. The two double bedrooms are generously sized, providing plenty of room for a range of furniture and additional storage if needed. The main bedroom benefits from its own en-suite bathroom facilities, which have been modernised with a contemporary look and feel, offering a private space that's both practical and chic. The third bedroom, while smaller, would make an ideal child's bedroom, home office, or guest room, depending on your needs. Each room upstairs continues the home's theme of a clean and modern finish, with large windows providing just the right amount of natural light, but without being overly focused on it.

The outdoor space is truly an extension of the home. The rear garden has been professionally landscaped and is a key selling point for anyone who enjoys spending time outside. It boasts a recently flagged patio terrace, ideal for outdoor dining or simply relaxing with a book. The neat lawn offers a good amount of green space without being overwhelming to maintain, while the variety of plants and shrubs add character and colour to the area. Whether you're a keen gardener or simply looking for a private space to enjoy the sunshine, this garden has been designed to suit a range of lifestyles. It's a place where you can imagine enjoying a quiet morning coffee or hosting small get-togethers.

The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round. Its modern updates mean it's ready to move into without the need for further immediate renovation, giving any buyer peace of mind.

Ormskirk itself is a vibrant yet peaceful town, with an array of amenities close by. Jubilee Avenue is perfectly placed for easy access to local shops, schools, and transport links, making it ideal for commuters and families alike. Ormskirk's charming high street is just a short distance away, offering a mix of independent boutiques, cafes, and larger stores. For those needing to travel further afield, the town is well-connected by public transport, with the train station providing regular services to Liverpool and beyond. The nearby countryside also offers plenty of opportunities for outdoor activities, whether you're fond of long walks or simply enjoy having nature on your doorstep.





KEY FEATURES

- Renovated Semi Detached Home
- Three Bedrooms with Ensuite to Master
- Circa 806 Square Feet
- Good Sized Lounge
- Kitchen/Diner
- Landscaped Rear Garden
- Driveway Parking
- Popular Location



