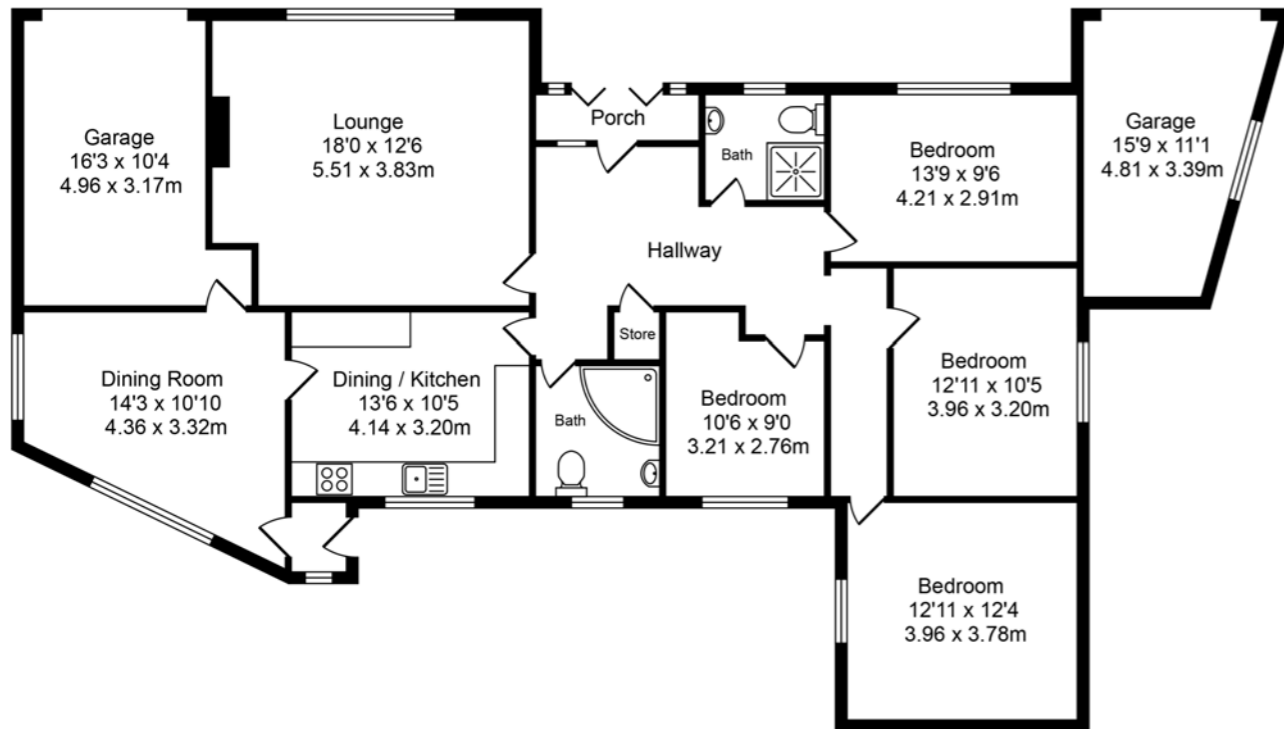




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1831 Sq.ft. (170.1 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 1831 Sq.Ft (170.1 Sq.M.)



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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this extended four-bedroom detached true bungalow, residing within a generous wrap-around plot along the popular Wimbrick Crescent in Ormskirk, West Lanes.

Ideally positioned this versatile property is in close proximity to a host of local amenities and retailers, whilst also enjoying superb transport and commuter links, with the local rail station easily accessible by foot and car.

Approached via two separate driveways, surrounding a well-stocked front garden, the property is accessed via the central front entrance. Whilst a course of cosmetic modernisation is required throughout, the potential of this spacious bungalow is clear for all to see. A generous free-flowing floor plan extends to around 1831 square foot and an established wrap around plot provides further scope. The left side of the property enjoys four well-proportioned bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area. The two bathrooms are central within the property, one of which is a traditional family bathroom and the other a walk-in shower room.

The front right side of the property houses a large main living room which is centred around a traditional feature fireplace. The rear of the property has a traditional family kitchen, providing an array of wall, base and tower units, featuring a selection of integrated appliances and contrasting work-surfaces. Completing the internal accommodation is an extended dining room with an adjoining integrated garage. A second garage is accessed externally.

Externally the rear of the property enjoys a private plot which is well-established and not directly overlooked, enjoying rolling turfed lawns, bordered with mature plants and bushes and ample patio terracing, perfect for entertaining.

With additional storage in the loft and under the house, gas central heating, a solar panel for hot water and double glazing, this compelling property would be ideal for families as well as downsizers. Internal inspection is highly advised to fully appreciate the potential available within this attractive true bungalow.





