



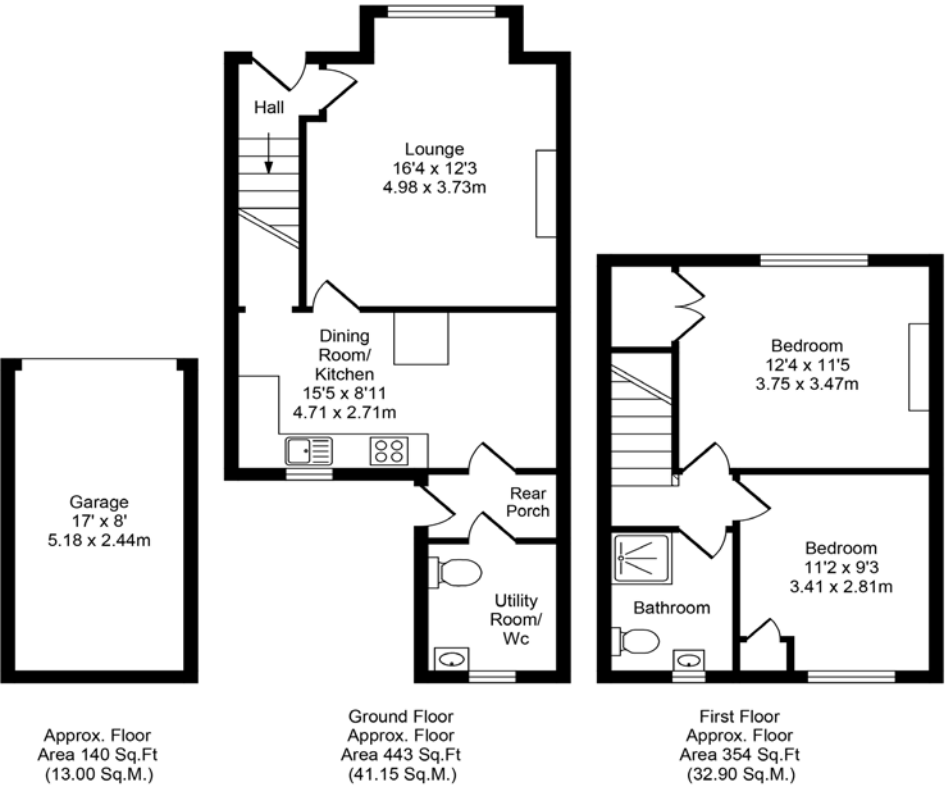
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 937 Sq.ft. (87.05 Sq.M.)

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



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

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.



THE LUXURY PROPERTY SPECIALISTS

School Lane, Ormskirk

A&P

Arnold and Phillips are delighted to present this two-bedroom semi-detached home, ideally positioned along the sought-after School Lane in Chapel House, Skelmersdale. Nestled in a quiet residential area, this property offers a fantastic opportunity to craft a modern, comfortable home that suits your individual style and needs. With spacious interiors, established gardens, and excellent nearby amenities, this home has all the foundations for a property brimming with potential.

Approached via a private driveway, the property benefits from off-road parking and leads to a detached garage, perfect for secure vehicle storage or conversion into a home workshop or hobby space. The front garden is neatly maintained with a selection of shrubs that provide a welcoming frontage. Stepping into the property, you are greeted by a functional entrance hallway that gives access to the living and dining areas, creating a smooth flow throughout the ground floor.

The living room is a generously sized and bright space, featuring a bay window that adds character and provides a comfortable area to relax or entertain guests. This room is ideal for those who value versatility and could easily accommodate a range of furniture layouts. Leading through to the open-plan dining kitchen, you'll find a practical arrangement with a range of fitted units offering ample storage. The adjoining dining space provides a casual yet functional area for family meals or hosting, with a view out to the rear garden. Additionally, the ground floor benefits from a utility room and a separate WC, adding convenience to everyday living.

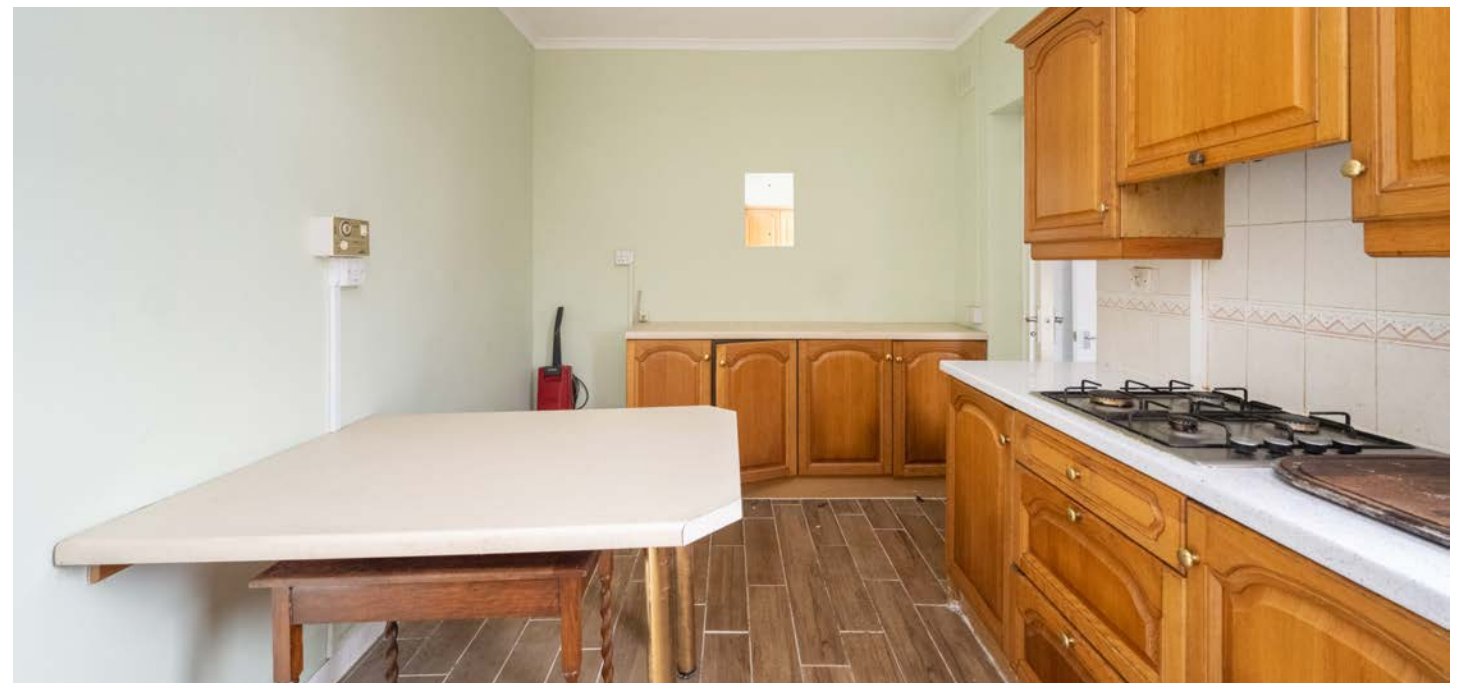
Upstairs, the home continues to impress with two well-proportioned double bedrooms. Both rooms offer excellent dimensions and flexibility for various uses, whether you need a comfortable guest room, a work-from-home space, or simply a peaceful retreat at the end of the day. The main family bathroom is spacious and functional, ready for updating to reflect your personal taste. Throughout, the home is warmed by gas central heating and fitted with double glazing, ensuring comfort and efficiency.

The rear garden is a true highlight of this property, offering privacy and an established setting for outdoor enjoyment. With a central lawn bordered by mature shrubs and plants, the garden provides a charming backdrop for relaxation or entertaining. The space is large enough to accommodate outdoor seating areas or even potential landscaping projects to suit your preferences. Importantly, it is not overlooked, offering a sense of seclusion that is often sought after.

Situated in Chapel House, this property benefits from a prime location within Skelmersdale. School Lane is well-regarded for its residential appeal, with a peaceful atmosphere that remains within easy reach of local conveniences. Nearby, you'll find a variety of amenities, including shops, schools, and healthcare facilities, all of which cater to the needs of a modern lifestyle. The area is also well-connected, with excellent transport links that provide easy access to surrounding towns and cities, making it a practical choice for commuters or those who value accessibility. For leisure, nearby green spaces and parks offer opportunities for walking, cycling, and outdoor activities.

Whether you are a first-time buyer looking for a property to put your own stamp on, a professional seeking a home in a convenient yet peaceful location, or an investor looking for a project with strong potential, this home offers endless possibilities. With its blend of space, location, and opportunity, an internal viewing is highly recommended to fully appreciate the scope of what this property has to offer.





KEY FEATURES

Traditional Semi Detached Home

Two Double Bedrooms

Circa 937 Square Feet

Spacious Lounge

Dining Kitchen

Driveway Parking

Detached Garage

Sought After Location



