

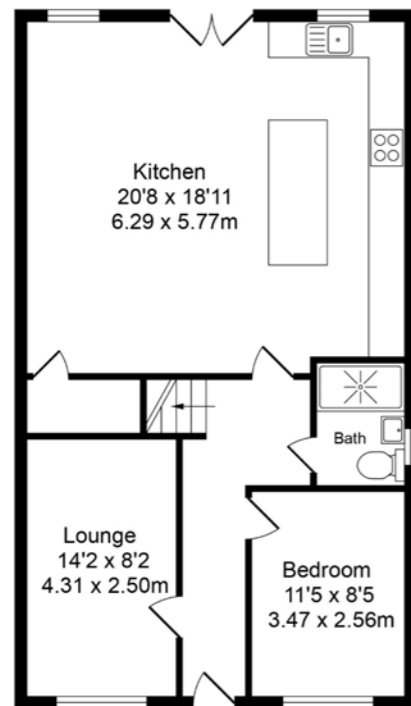


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

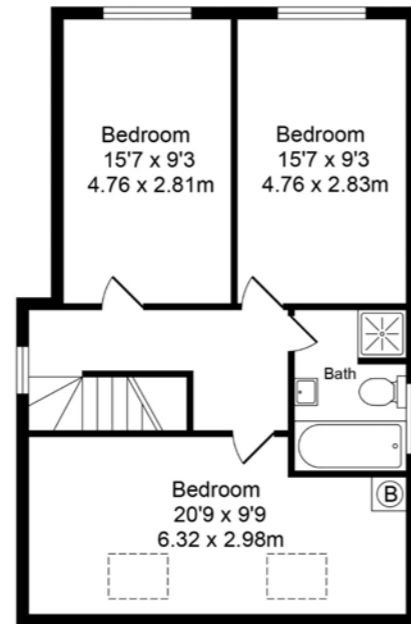
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1341 Sq.ft. (124.6 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 725 Sq.Ft (67.4 Sq.M.)



First Floor
 Approx. Floor Area 616 Sq.Ft (57.2 Sq.M.)



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

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 thrilled to present this beautifully renovated three/four-bedroom detached property, nestled in the peaceful cul-de-sac of Ash Close in the heart of Ormskirk, West Lancs. This home offers an exceptional blend of modern convenience and versatile living spaces, making it an excellent choice for families, professionals, or those seeking a stylish and functional home in a sought-after location.

Set discreetly at the end of the cul-de-sac, this property is approached via a private driveway with ample parking for multiple vehicles. The exterior has been thoughtfully finished with premium render, creating a contemporary yet welcoming façade. The addition of a home EV charger underlines the property's suitability for modern living.

Stepping inside, the spacious main living room at the front of the home immediately impresses with its tasteful neutral décor. The room has been designed to feel open and inviting, offering plenty of space for relaxed family evenings or entertaining guests. Adjacent to the living room is a fourth bedroom, currently configured as a flexible space that could easily serve as a second reception room, home office, or playroom, depending on your needs. The convenience of a ground-floor shower room, complete with sleek, contemporary fittings, adds a practical touch to the layout, especially for busy households or multi-generational living.

The heart of the home is undoubtedly the stunning open-plan dining kitchen at the rear. This space has been thoughtfully designed with family life and entertaining in mind, featuring a stylish selection of premium units, integrated appliances, and elegant contrasting work surfaces. A central feature island provides additional workspace and informal seating, perfect for busy mornings or casual dining. The dining area flows seamlessly into the living space, creating a sociable hub that feels bright and airy, thanks to the modern patio doors that open out onto the landscaped garden.

Upstairs, three generously sized double bedrooms await, each finished to a high standard with neutral décor that provides a calming retreat at the end of the day. The main family bathroom is equally impressive, featuring a shower, bath, WC, and vanity wash hand basin, all set against a timeless Carrera marble design. This cohesive and stylish finish ensures the home feels polished and ready to move into without the need for immediate updates.

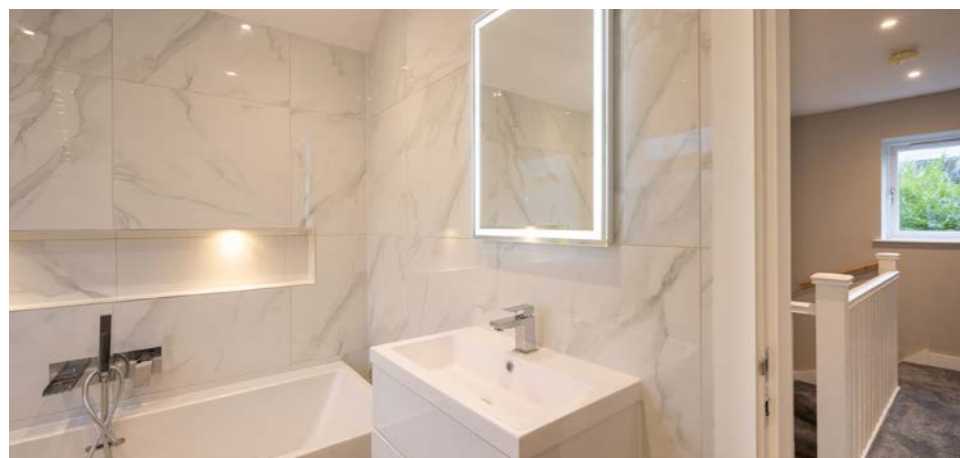
The outdoor space has been thoughtfully landscaped to provide both functionality and visual appeal. The rear garden offers a lower-tiered patio terrace, an ideal spot for outdoor dining or gatherings, while the elevated lawn area is bordered by mature shrubs and bushes, adding a sense of privacy and tranquillity. The garden design caters to both relaxation and play, making it suitable for families or those who enjoy hosting friends in the warmer months.

Situated in Ormskirk, this property benefits from an excellent location. The town centre is just a short distance away and offers a variety of shops, restaurants, and cafés, alongside a bustling market that draws visitors from across the region. Highly regarded schools are within easy reach, including both primary and secondary options, making it a prime choice for families. For commuters, Ormskirk railway station provides direct links to Liverpool and Preston, while the nearby motorway network ensures convenient travel further afield. The surrounding area also offers green spaces and recreational opportunities, with Ruff Wood and Coronation Park just a stone's throw away.

This fully renovated property combines practical living with a contemporary finish, providing a versatile layout that will adapt effortlessly to a variety of lifestyles. Whether you're looking for a spacious family home or a modern retreat with room to entertain, this property ticks all the boxes.

If you have any specific questions about the home or would like to arrange a viewing, please don't hesitate to get in touch. This is an exceptional opportunity to own a turn-key property in a fantastic location - viewings are highly recommended to truly appreciate all it has to offer.





KEY FEATURES

Beautifully Renovated
Detached Home

Three/Four Bedrooms

Circa 1341 Square Feet

Stunning Open-Plan Dining
Kitchen

Thoughtfully Landscaped Rear
Garden

Driveway Parking

EV Charger

Peaceful Cul-De-Sac Location







