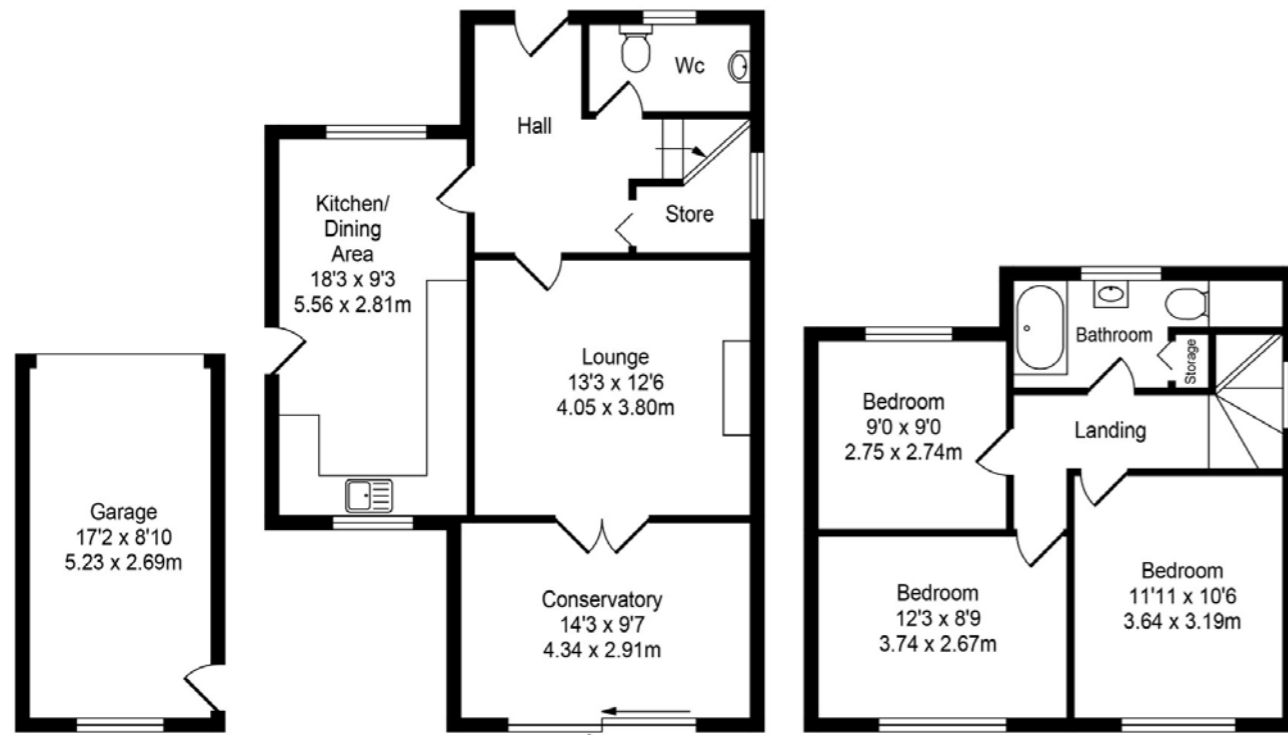




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1242 Sq.ft. (115.35 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 151 Sq.Ft (14.04 Sq.M.)

Approx. Floor Area 636 Sq.Ft (59.07 Sq.M.)

Approx. Floor Area 455 Sq.Ft (42.24 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 charming three-bedroom detached property, perfectly positioned on an enviable corner plot within the sought-after Grove Park in Ormskirk, West Lancs. Boasting a meticulously maintained interior and thoughtfully designed layout, this home effortlessly combines modern convenience with timeless comfort, making it an ideal choice for families, professionals, or those seeking a luxurious downsize.

Upon approach, the property exudes a welcoming presence. The private driveway provides ample off-road parking, complemented by a detached single garage, ideal for storage or housing a vehicle. Set back from the road, the property enjoys a sense of privacy and tranquillity, enhanced by the generous corner plot. A well-kept front garden frames the entrance, creating an inviting first impression for visitors.

Stepping into the home, you are greeted by a spacious and well-lit entrance hallway, where neutral tones and high-quality finishes immediately set the tone. Practicality has been thoughtfully considered with a convenient downstairs WC and a built-in storage cupboard, perfect for coats and shoes. From here, the flow of the home naturally guides you to the heart of the property – a recently fitted dining kitchen. This contemporary space is both functional and stylish, featuring a range of sleek wall, base, and tower units. Integrated appliances make day-to-day living seamless, while the stylish work surfaces and open-plan dining area offer a perfect setting for both casual meals and entertaining. The kitchen is designed to cater to a busy modern lifestyle without compromising on aesthetics.

Adjacent to the kitchen, the central living room provides a welcoming retreat. Neutrally decorated and centred around a striking modern feature fireplace, this room is ideal for relaxing with family or hosting guests. Beyond the living room, a garden room conservatory extends the living space further, offering panoramic views of the private rear garden. This versatile area is bathed in natural light and can easily be adapted to suit a range of needs, whether as a playroom, home office, or additional sitting area.

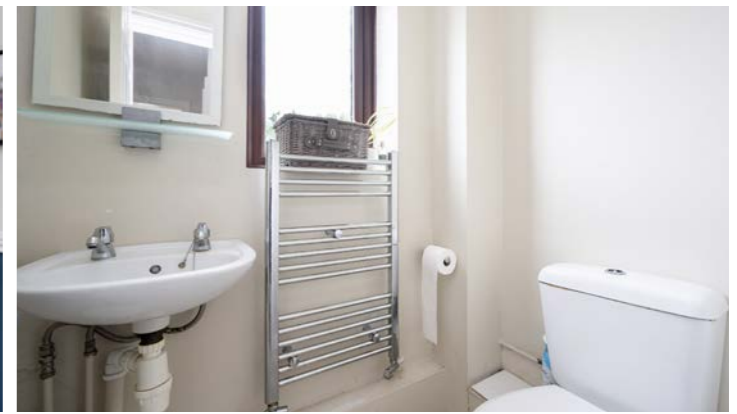
Upstairs, the property continues to impress with three well-proportioned bedrooms, all presented to an exceptional standard. Two of the bedrooms are generous doubles, offering plenty of space for furniture while maintaining a serene and uncluttered feel. The third bedroom, slightly smaller in size, could serve as a cosy guest room, a nursery, or a study. The family bathroom is equally well-appointed, featuring a bath with an overhead shower, WC, and a vanity wash hand basin, all set within a contemporary tiled design that blends style with practicality.

The outdoor space is a true highlight of this home. The rear garden is private and not overlooked, making it an ideal setting for outdoor relaxation or social gatherings. A centrally turfed lawn provides a low-maintenance area for children to play, while the surrounding mature shrubs and plants add a touch of greenery and character. The patio terrace offers a practical space for dining or unwinding, perfectly positioned to enjoy the garden's peaceful atmosphere.

Located in the highly regarded Grove Park area, this property benefits from proximity to an array of local amenities. Ormskirk town centre, with its bustling market, independent shops, and supermarkets, is just a short distance away. Families will appreciate the selection of well-regarded schools nearby, while commuters will value the excellent transport links, including Ormskirk railway station offering direct connections to Liverpool and Preston. For those who enjoy outdoor pursuits, nearby parks and green spaces provide plenty of opportunities for walking, cycling, or simply enjoying nature.

Combining modern living with a prime location and thoughtful design, this property is a must-see for buyers seeking a versatile and stylish home. Early viewing is highly recommended to fully appreciate all that this home has to offer.





KEY FEATURES

- Charming Detached Home
- Three Bedrooms
- Circa 1242 Square Feet
- Recently Fitted Dining Kitchen
- Garden Room Conservatory
- Private Rear Garden
- Off-Road Parking
- Detached Single Garage
- Corner Plot





