



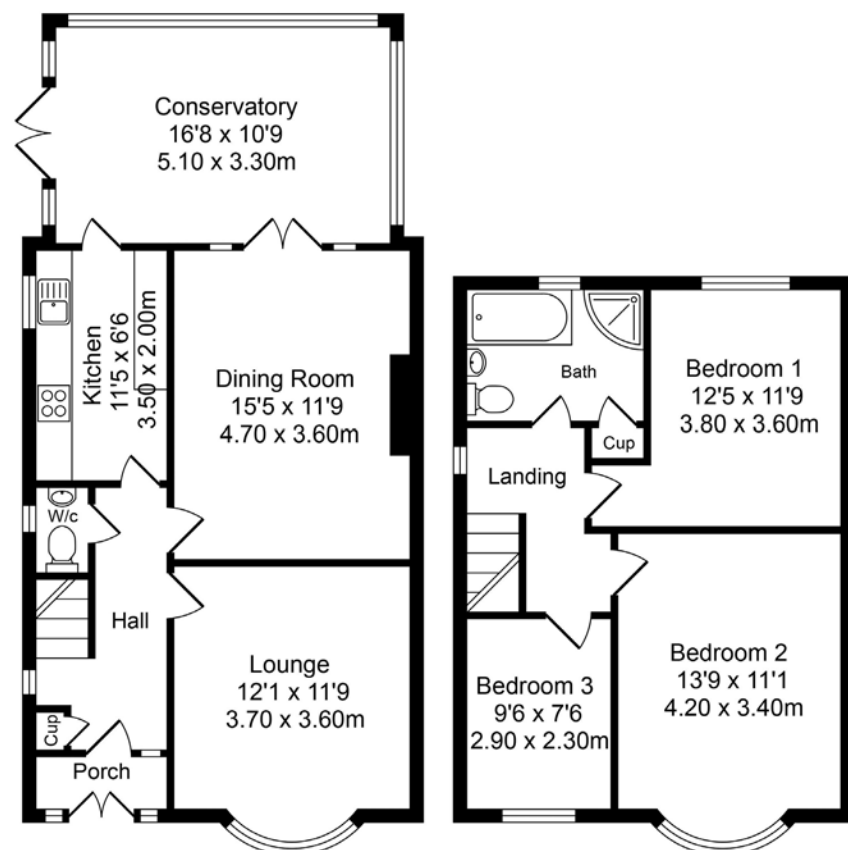
Ormskirk: 01695 570102
arnoldandphillips.com

Chorley: 01257 241173
Southport: 01704 778668

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1206 Sq.ft. (112.1 Sq.M.)

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



Ground Floor
Approx. Floor
Area 714 Sq.Ft
(66.4 Sq.M.)

First Floor
Approx. Floor
Area 492 Sq.Ft
(45.7 Sq.M.)

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

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

Ormskirk Road, Aintree

A&P

Arnold & Phillips are pleased to bring to market this beautifully presented three-bedroom semi-detached family home, positioned attractively along the popular Ormskirk Road in Aintree, Liverpool.

Ideally positioned this vibrant property resides within comfortable distance to a host of local amenities and independent retailers, whilst also benefitting from excellent transport and commuter links. Highly regarded local primary and secondary schools are reside close by, making this an ideal family home.

Approached via a private and block-paved driveway, off-road parking is provided for multiple vehicles. Access is granted via the main front entrance porch, with one received into a spacious and brightly lit main hallway. The front of the property enjoys a large bay-fronted main living room, which is centered around a contemporary feature fireplace and decorated neutrally. An equally well-proportioned dining room adjoins and flows into a large rear garden room conservatory that links to the main galley kitchen, which has been fit with an array of wall, base and tower units finished in a stylish white design and features an array of integrated appliances.

The first floor enjoys three well-proportioned family bedrooms, all of which are of a good size, neutrally decorated and enjoy a pleasant outlook of the surrounding area. The property is well-served by a fully tiled modern family bathroom, providing bath, WC, half-pedestal wash hand basin and corner shower.

Externally, flagged patio terracing to the front and rear of the garden provide an ideal place to relax and entertain, whilst a central premium artificially turfed lawn impresses, bordered by established plants, shrubs and trees. A detached single garage completes the private garden space. Extending to a generous 1,206 square foot of prime living accommodation internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

Beautifully Presented
Semi-Detached Home

Three Bedrooms

Circa 1206 Square Feet

Galley Kitchen with an Array of
Integrated Appliances

Large Garden Room
Conservatory

Good-Size Rear Garden with
Artificially Turfed Lawn and
Flagged Patio Terracing

Driveway Parking



