



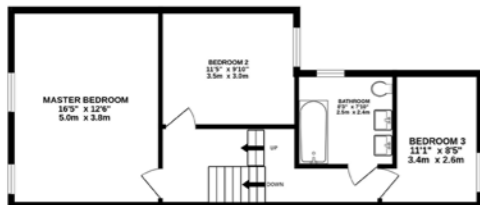
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

GROUND FLOOR
 1002 sq.ft. (93.1 sq.m.) approx.



GARDEN ROOM
 216 sq.ft. (20.1 sq.m.) approx.

1ST FLOOR
 566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. 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 beautifully modernised three-bedroom semi-detached home, perfectly positioned in the heart of Ormskirk. Thoughtfully updated to meet the demands of modern living while retaining its original charm, this inviting property offers a seamless blend of style, comfort, and functionality. Ideally suited for families or professionals, this home boasts spacious interiors, versatile living areas, and a generous garden with additional features that make it a truly standout offering in today's market.

Stepping up to the property, the well-kept frontage immediately gives a sense of care and attention. A neatly paved, large driveway provides convenient off-road parking for up to five cars, while the classic brick façade maintains the character of this charming semi-detached home. Elegant metal gates add to the security and aesthetic appeal of the driveway. Entering through the front door, you are welcomed into a bright and inviting hallway, setting the tone for the rest of the property. The well-proportioned layout ensures each space flows effortlessly into the next, making this home both practical and stylish.

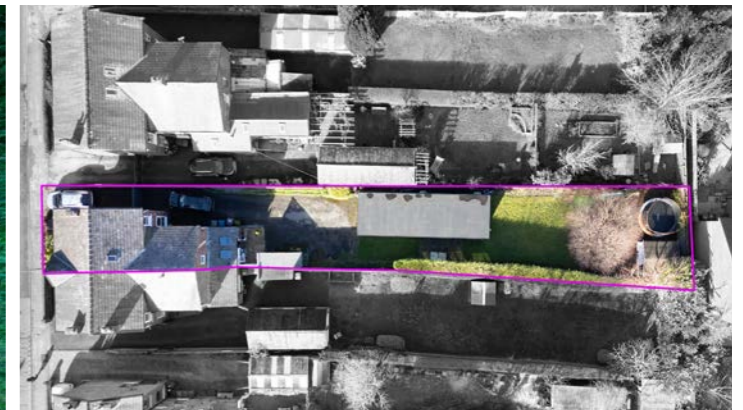
The ground floor offers two reception rooms, both of which provide flexible living options. Whether you need a cosy lounge for relaxed evenings or a separate playroom, snug, or study, these spaces can adapt to your needs. The main living area is tastefully decorated, with neutral tones that enhance the sense of space, while modern finishes add a fresh, contemporary touch. Moving through to the heart of the home, the open-plan kitchen and dining area is a real highlight. Designed with both aesthetics and functionality in mind, this space is ideal for those who enjoy entertaining or simply spending time together as a family. The striking Corian kitchen island not only provides additional worktop space but also serves as a sociable hub, perfect for casual breakfasts or catching up over a cup of coffee. High-quality cabinetry and integrated appliances ensure a sleek, modern feel, while the well-thought-out layout makes everyday cooking effortless. The dining area easily accommodates a full-size table, making it perfect for hosting.

Upstairs, the property continues to impress with three well-proportioned double bedrooms. Each room offers a comfortable retreat, whether used as a main bedroom, guest space, or home office. The neutral décor creates a calm and welcoming atmosphere, with enough space to add your own personal touches. Additionally, a large built-in bookshelf provides ample storage and adds a touch of character to the space. The modern family bathroom is finished to a high standard, featuring contemporary tiling, a stylish suite, and a shower over the bath, ensuring both practicality and comfort.

The rear garden is a fantastic extension of the home, offering a generous outdoor space for relaxing, entertaining, or letting children play. A lengthy lawn provides plenty of room to enjoy, while practical storage solutions and an outside toilet add convenience. One of the standout features of this garden is the purpose-built versatile garden room, currently utilised as a home office. This fantastic space boasts air conditioning, internet access, electricity, and security systems, making it perfect for use as an office, gym, studio, entertainment room, or even the potential to convert into an annex.

Situated in the heart of Ormskirk, this property benefits from excellent local amenities. It is within easy reach of highly regarded schools, independent shops, cafés, supermarkets, and well-connected transport links, including the railway station, providing easy access to Liverpool, Preston, and beyond. The home is also close to Ormskirk Hospital and the outstanding sports facilities of Edge Hill University. For those who enjoy the outdoors, the property is within walking distance of Ruff Woods and the local parks, providing beautiful green spaces ideal for weekend walks, running, or relaxing in nature.

This exceptional home offers a move-in-ready opportunity for buyers looking for a modern yet characterful property in a highly desirable location. With spacious interiors, a fantastic garden, a large driveway and excellent local amenities, it is a home that ticks all the boxes. Viewings are highly recommended to truly appreciate everything this wonderful property has to offer.





KEY FEATURES

- Beautiful Semi-Detached Home
- Three Bedrooms
- Circa 1569 Square Feet
- Two Reception Rooms
- Generously-Sized Rear Garden
- Versatile Garden Room
- Off-Road Parking for 5 Cars
- Superb Location







