



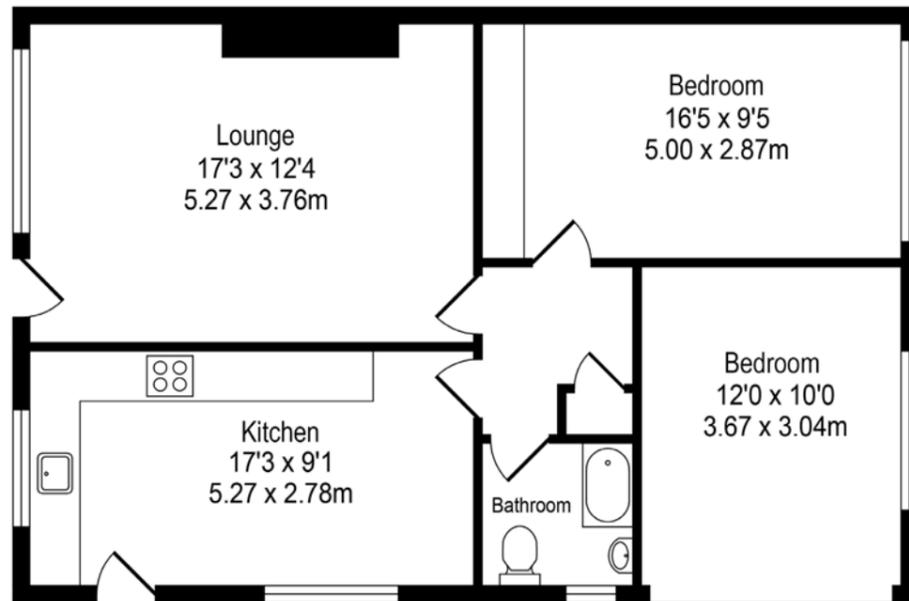
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Dyers Lane

Total Approx. Floor Area 750 Sq.ft. (69.68 Sq.M.)

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

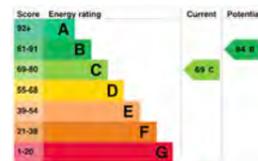


Approx. Floor Area 750 Sq.Ft (69.68 Sq.M.)



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.



Arnold and Phillips are delighted to bring to market this charming two-bedroom semi-detached true bungalow, nestled on a generous corner plot along Dyers Lane, right in the heart of Ormskirk, West Lancs. If you're looking for a home that blends character with opportunity, this could be the one for you. It's a property that feels like a blank canvas, ready for someone to step in and make it their own, all while offering a practical layout and a location that's hard to beat.

From the moment you arrive, the bungalow makes an impression. Set back from the road, it's approached via a private driveway that sweeps in from Dyers Lane, offering off-road parking for multiple vehicles - perfect if you've got family visiting or enjoy a bit of extra space for a weekend project. The corner plot gives it a real sense of presence, with a tree-lined outlook that frames the frontage beautifully. You'll notice the double glazing catching the light as you pull up, a nod to the practical updates already in place, alongside the gas central heating that keeps things comfortable year-round. It's the kind of approach that feels welcoming, without trying too hard to impress.

Once inside, and you're greeted by a spacious living room, that feels big enough to relax in after a long day, with room for a couple of sofas or even a reading nook if that's more your style. The fitted kitchen is of a good size with space for appliances. Whilst the property will require modernising throughout, the ability to create your dream bungalow awaits inside.

The two double bedrooms are both a good size, each with pleasant views over the surrounding land. They're the kind of rooms that feel airy and usable, whether you're setting up a home office in one or keeping them both as bedrooms for guests. The family bathroom ties it all together, equipped with a bath and overhead shower, WC and wash hand basin. The internal layout is easy to navigate - everything flows naturally, making day-to-day living a breeze.

Externally, this is where the property really shines. The rear garden is a brilliant surprise, wrapping around the bungalow and mostly flagged for low maintenance. It's the kind of setup that's ideal if you're not green-fingered but still want somewhere to enjoy a barbecue or a quiet evening with friends. There's a detached garage too, which could be a workshop, extra storage, or even stay as it is for parking. The well-tended flower beds add a splash of colour, and the pergola at the back is a lovely touch - perfect for stringing up some lights and hosting summer get-togethers. Plus, with the potential to extend or convert (subject to planning), you've got options to grow the footprint if you need more space, with potential to extend up, to the rear or the side of the property.

This versatile bungalow is incredibly well located. Dyers Lane puts you within walking distance of Ormskirk's bustling town centre, where you've got independent shops, cafes, and a market that's been a local staple for years. The train station's just as close, making commutes to Liverpool or Preston within easy reach. It's one of those spots where you feel connected without being overwhelmed, and the tree-lined streets around here give it a peaceful, almost rural edge.

The corner plot isn't just generous in size - it gives you a bit of privacy that's rare for a semi-detached bungalow in this area. Buyers should note the modernising needed, but that's also your ticket to adding value and personalising it to your specific requirements. With gas central heating and double glazing throughout, internal inspection is highly advised.



