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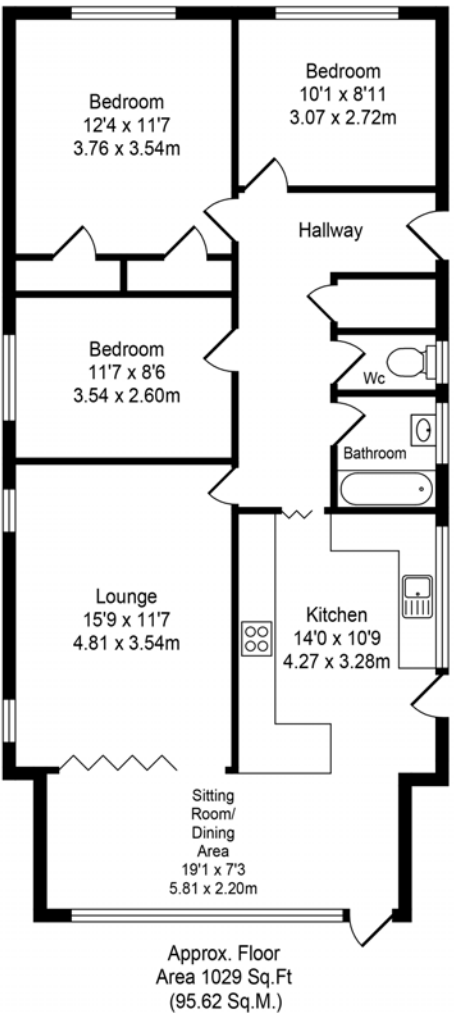
Parbold: 01257 442789
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ARNOLD & PHILLIPS
ESTATE AGENTS

Courtfield Ormskirk

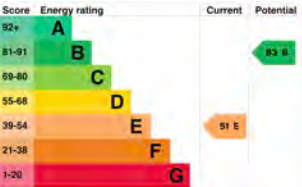
Total Approx. Floor Area 1029 Sq.ft. (95.62 Sq.M.)

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



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

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THE LUXURY PROPERTY SPECIALISTS

Courtfield, Ormskirk

A&P

Arnold and Phillips are pleased to present this well-proportioned three-bedroom detached true bungalow, occupying an extensive and private corner plot approaching 0.2 acres, within the highly sought-after Courtfield area of Ormskirk, West Lancashire.

Perfectly positioned for convenience, this spacious true bungalow offers a wealth of opportunity for those looking to modernise and personalise their next home. With Ormskirk town centre just a comfortable walk away, residents benefit from a range of shops, cafés, and essential amenities, while the nearby rail station provides easy transport links to surrounding areas, making this an ideal location for commuters or those seeking accessibility without compromising on privacy.

Set back from the road, the property is approached via a generous driveway, providing ample off-road parking for multiple vehicles. A detached garage, located within the garden, adds further practicality, offering secure storage or potential for conversion, subject to the necessary consents. Well-tended gardens frame the property, creating a pleasant and well-maintained frontage that adds to the bungalow's overall appeal.

Inside, the home offers a spacious and functional layout, with three double bedrooms, each benefiting from a pleasant outlook over the surrounding gardens. The proportions of these rooms allow for a variety of furniture arrangements, making them versatile spaces to suit different needs. Positioned centrally, the main family bathroom includes a bath with an overhead shower and a wash hand basin, with a separate WC and adjoining storage area providing additional convenience.

Towards the rear of the property, the main living room enjoys generous dimensions and benefits from a dual-aspect layout, enhancing the sense of space. This well-positioned room provides an excellent setting for relaxation or entertaining, with a seamless connection to the rest of the home. Adjacent, the fitted kitchen features a selection of wall, base, and tower units, incorporating a range of integrated appliances. While functional in its current form, the kitchen presents an opportunity for modernisation, allowing new owners to create a space tailored to their personal style and needs. This area flows naturally into an ample dining and sitting space, which in turn leads through to the main living room, reinforcing the home's practical and adaptable layout.

Externally, the property is set within an impressive and well-proportioned plot, offering a fantastic balance of green space and usability. The rear garden is thoughtfully maintained, with established trees and plants bordering the lawn, creating a private and peaceful setting. A generously sized patio terrace provides an ideal space for outdoor seating, dining, or entertaining, with the overall size of the plot and large loft area lending itself well to future extension possibilities, subject to the appropriate permissions being obtained.

With gas central heating, double glazing, and an abundance of potential, this detached bungalow presents a rare opportunity to secure a well-located home with the scope to customise and enhance to suit individual preferences. Early viewing is highly recommended to fully appreciate the potential on offer.



