



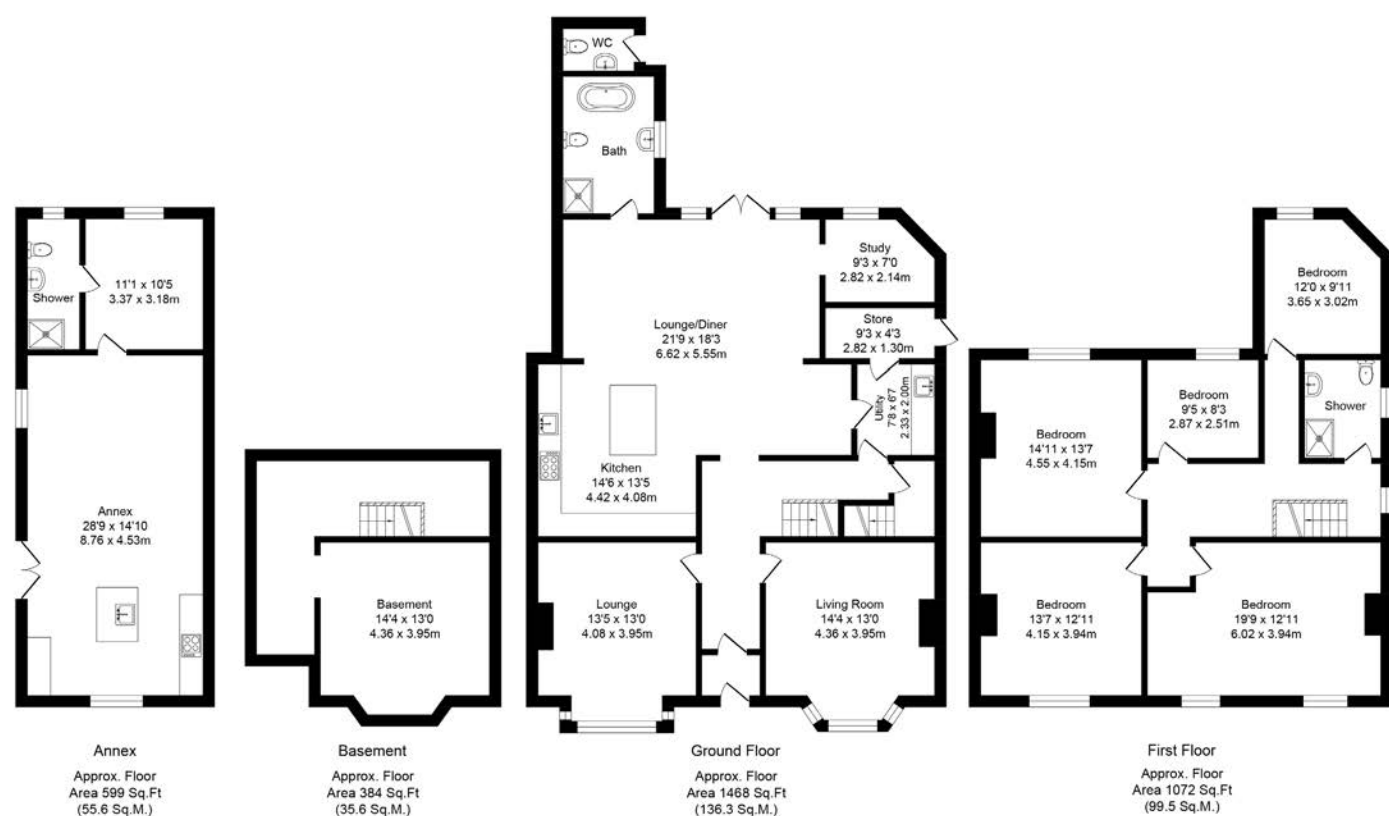
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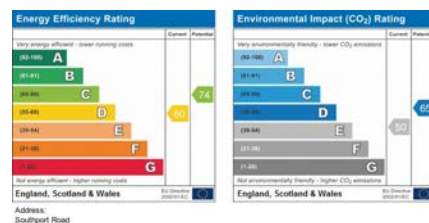
ARNOLD & PHILLIPS
ESTATE AGENTS

Southport Road, Ormskirk
Total Approx. Floor Area 3523 Sq.ft. (327.0 Sq.M.)

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



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THE LUXURY PROPERTY SPECIALISTS

Southport Road, Ormskirk
Offers in Excess of £599,950

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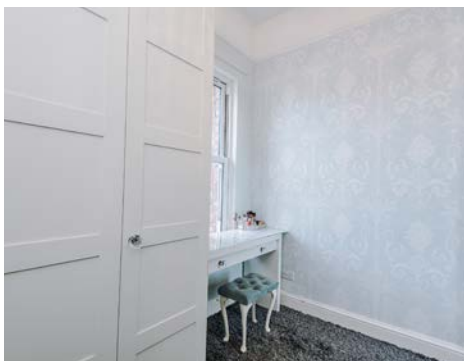
It is with pleasure that Arnold & Phillips bring to market 'Lyndhurst House' this extended and completely renovated six-bedroom semi-detached house with fully detached annexe, located along the residentially popular Southport Road, situated on the outskirts of Ormskirk Town Centre. Resting comfortably back from the road and residing within a generous plot, this immaculate property is approached via a large driveway suitable for multiple vehicles. This property is ideally positioned within walking distance of Ormskirk Town Centre and its host of popular amenities, highly regarded local schools as well as having the rail station just a short walk away.

Accessed via the front entrance porch, this expansive family home provides two large bay-fronted reception rooms to the front of the property, both of which are centred around modern ornate feature fireplaces and boasting dramatic high ceilings. The ground floor flows through to the expansive rear open aspect dining kitchen and family room, which is of substantial proportions and finished to the highest possible standards throughout. The premium modern kitchen boasts a wide range of high-end integrated appliances, plethora of storage units, stylish and premium granite work surfaces and central island. The expansive family area is drenched in an abundance of natural light via the modern patio doors to the rear. This flexible family room performs excellently as the central hub of this contemporary family home and benefits from adjoining utility room, study and exquisite fully tiled downstairs WC comprising stunning freestanding bath, shower cubicle, vanity wash hand basin and WC.

To the first floor there are five well-proportioned family bedrooms and a beautifully designed family bathroom, comprising double walk in shower, wash hand basin and WC. This flexible property also benefits from a good-sized basement, double glazing throughout, gas central heating and beautifully designed interior décor throughout.

Externally, one of the key features of this inviting property is the fully detached 600 square foot annex, comprising of a modern open plan dining kitchen with central island, integrated appliances and stylish constating work surface. There is a large living area which flows through to an adjoining double bedroom with lavish en-suite bathroom facilities comprising shower, WC and wash hand basin. To the rear of the property there is a large garden which is predominantly laid to lawn with high end timber children's playground and large patio area, ideal for dining al-fresco and entertaining. Extending to a generous 3,523 square foot of prime living accommodation and with stunning annex accommodation, ideal position close to Ormskirk Town Centre and lavish fixtures and fittings throughout, internal inspection of this magnificent family home is highly advised.





KEY FEATURES

- Completely Renovated Semi-Detached House
- Circa 3523 Square Feet
- Five Bedrooms
- Expansive Open Aspect Dining Kitchen and Family Room
- Premium Granite Work Surfaces
- Good-Sized Basement
- Fully Detached Annex with Dining Kitchen, Living Area, Double Bedroom and En-Suite
- Large Rear Garden with Patio Area



