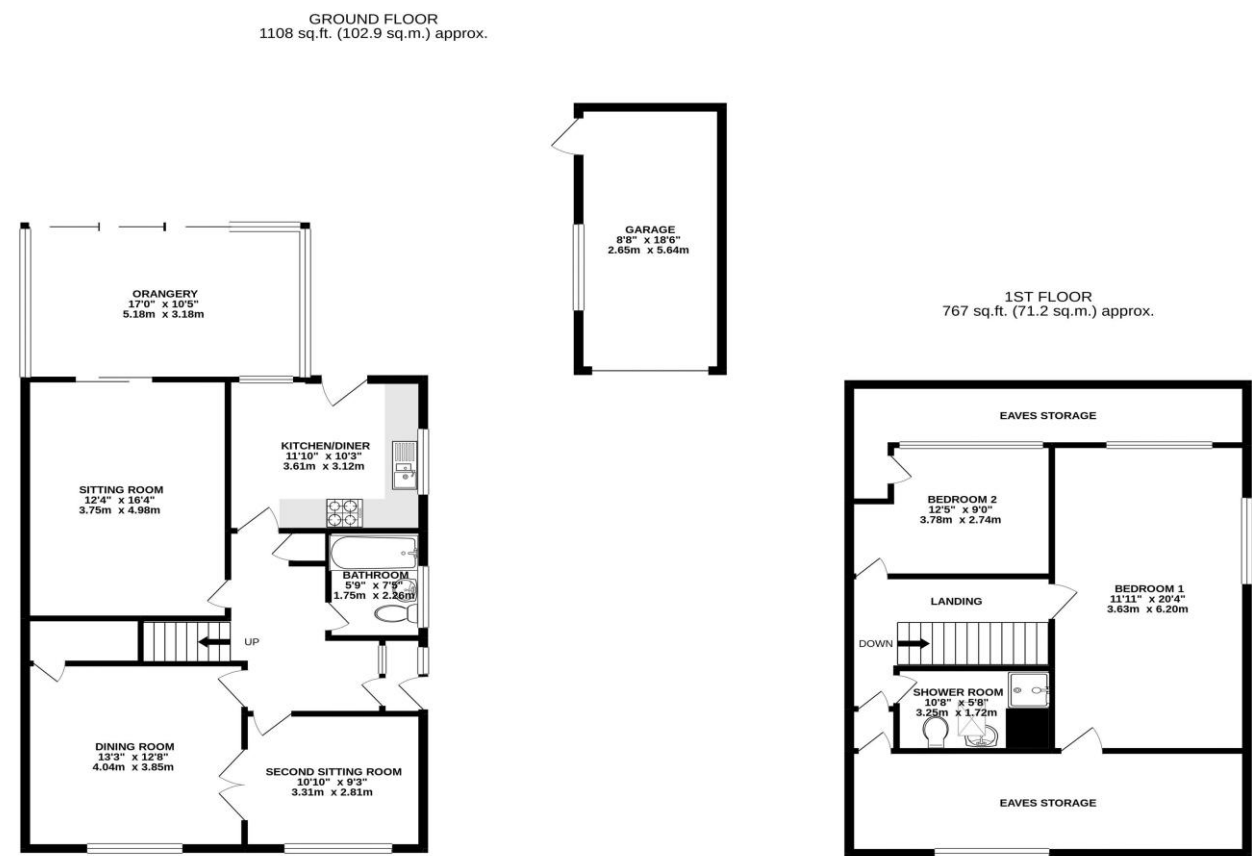




Hillside Avenue, Ormskirk



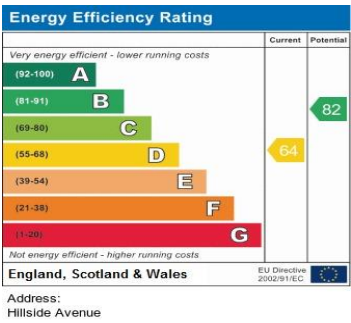
Hillside Avenue, Ormskirk



TOTAL FLOOR AREA: 1875 sq.ft. (174.2 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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Offers in the Region of £290,000

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Arnold & Phillips are delighted to bring to market this superbly appointed two/three-bedroom dormer bungalow, located on the popular and highly regarded Hillside Avenue in Aughton, West Lancs. Ideally positioned within close distance to local transport and commuter links and with Ormskirk Town Centre close at hand, this vibrant and flexible property has been modernised throughout to premium levels and features a high level of interior decor throughout.

Accessed via the modern side entrance, one is received into a spacious and naturally lit main entrance hallway. To the front of the property resides a spacious formal dining room, which flows through via double doors to an adjoining sitting room. This versatile space has previously been utilised as the third bedroom and could be re-instated as such moving forwards if desired. Centrally located resides the modern family bathroom, which is fully tiled and provides a wall hung low lying WC, designer wash hand basin, bath and under-floor heating. Further is the large main lounge which is of excellent proportions and is centred around a contemporary feature fireplace. Adjoining this spacious living room is a stunning and contemporary bespoke glass orangery with features such as remote-controlled electric roof blind, lights and infra-red heaters as well as fully opening sliding glass front wall. Market leading in its design and aesthetics and providing a premium space to enjoy the stunning professionally landscaped gardens to the rear. The main dining kitchen is finished in a stylish gloss handleless modern design and provides a wealth of high-end integrated appliances, plenty of wall and base storage units and premium solid surface work tops. To the first floor there are two well-proportioned family bedrooms, with a selection of integrated wardrobes and ample storage solutions. There is also a shower room with WC, wash hand basin, shower enclosure and under-floor heating. Extensive eave storage flanks either side of the property and would be ideal for potential conversion subject to all the usual planning permissions.

Externally, to the front of the property there is off-road parking for multiple vehicles, whilst to the rear resides a stunning and beautifully manicured garden, with water feature, garden lighting and two 8' x 8' large plastic sheds, which is not directly overlooked, and which has been designed with ease of maintenance in mind and houses a fully detached garage. Extending to a generous 1,875 square foot of prime living accommodation and benefitting from a high level of decor throughout, along with premium kitchen and bathrooms, stunning and bespoke glass orangery and providing double glazing and gas central heating, internal inspection is highly advised and early viewing essential to avoid disappointment.

