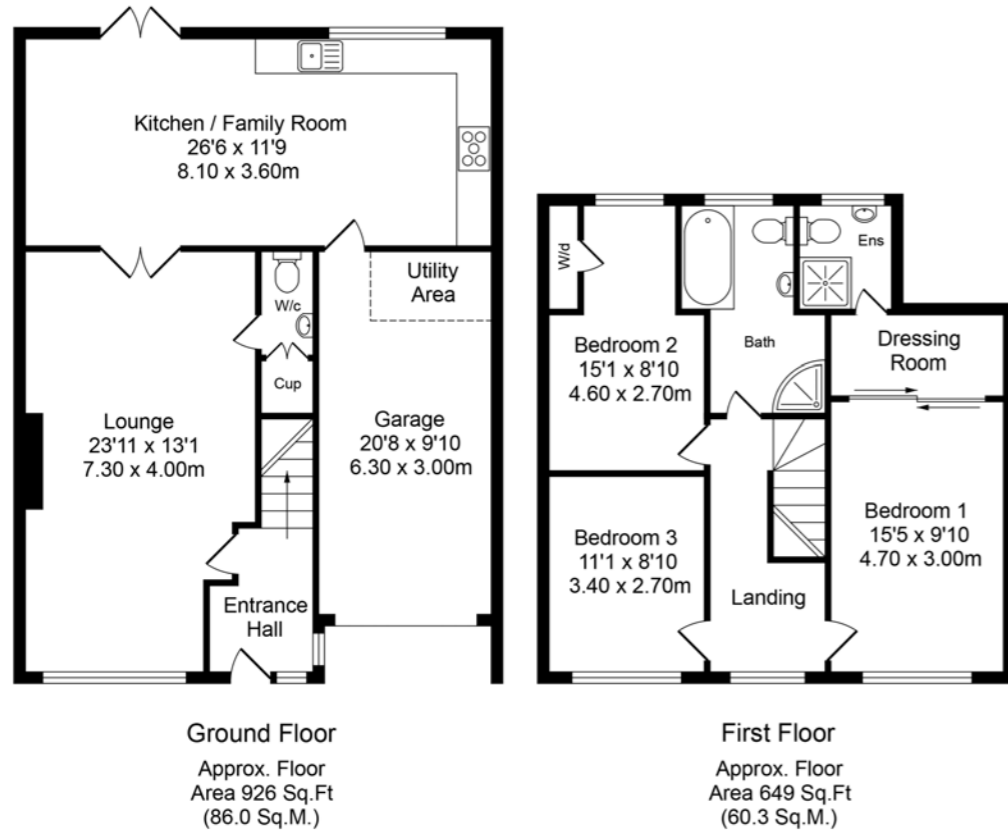




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1575 Sq.ft. (146.3 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  
 Ground Rent: £5 p.a.  
 Council Tax Band: D  
 Details Prepared: 22/03/2024

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](http://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.



This charming three bedroom semi-detached home has been beautifully extended to offer a spacious living space of approximately 1575 square feet. Situated within walking distance of Ormskirk Town centre, this property is highly sought after due to its convenient location near local shops and amenities, as well as well-regarded schools.

The lounge is tastefully decorated with a feature fireplace, perfect for family gatherings. The modern kitchen, dining, and family room at the rear is equipped with white shaker style units, oak work surfaces, and integrated appliances, creating a light and inviting space that opens up to the rear garden through French doors. The ground floor also includes a utility room and cloakroom/WC.

Upstairs, the three bedrooms are spacious and bright, with the master bedroom boasting a dressing room and en-suite shower room. The family bathroom features a four-piece suite in white.

Outside, the rear garden is a good size with a lawn, mature borders, and a patio area. The front of the property offers off-road parking and access to a single integrated garage. With easy access to major city centres via the nearby M58 motorway and railway station, this home is ideal for modern family living.





**KEY FEATURES**

- Charming Semi-Detached Home
- Three Bedrooms
- Circa 1575 Square Feet
- Modern Kitchen, Dining & Family Room
- Good-Size Rear Garden
- Driveway Parking
- Single Integrated Garage
- Great Location







