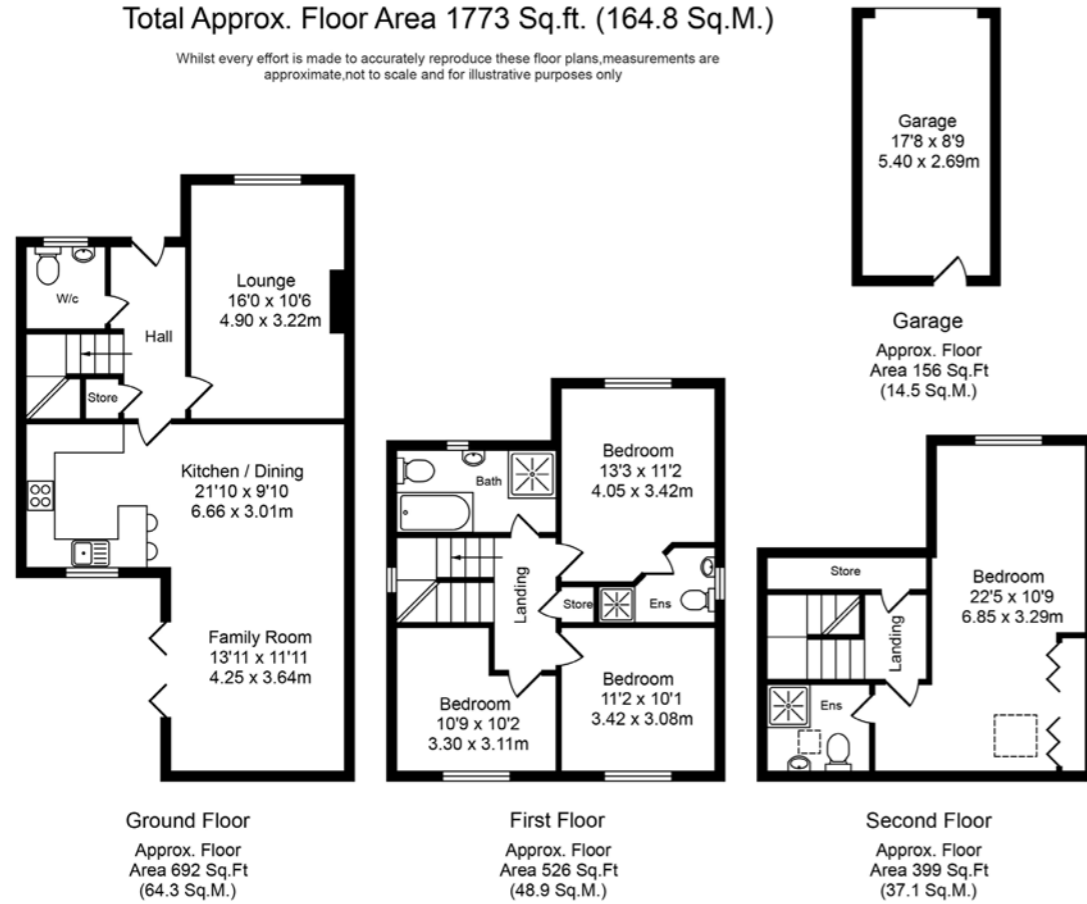




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1773 Sq.ft. (164.8 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 Leasehold
 Term of Lease: 999 years from 1st January 2006
 Years Remaining on Lease: 981 years
 Ground Rent: £150 p.a.
 Service Charge: No Charge Payable
 Council Tax Band: E
 Details Prepared: 24/04/2024

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. 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 & Phillips are delighted to bring to market an opportunity to acquire this stunning four-bedroom detached contemporary home, thoughtfully extended to maximize space and comfort, nestled within the coveted Grammar School Gardens off Ruff Lane in Ormskirk, West Lancs.

Sited in a superb location near Ormskirk town centre, this property offers easy access to excellent transport links, including a nearby rail station, making it ideal for commuters. With several reputable schools also residing nearby, this property would be ideal for working professionals, families and luxury downsizing.

Upon entering, you're greeted by well-tended front and rear gardens, providing a serene backdrop to your everyday life. The ground floor features a spacious main living room, anchored by a modern fireplace, a central WC and a convenient storage room.

The highlight of the ground floor is the impressive open-plan family dining kitchen with a living area extension at the rear. Designed in a modern shaker style, the kitchen boasts a range of integrated appliances, plethora of wall, base and tower units, premium quartz work surfaces and a feature breakfast bar. This seamlessly flows into a generous dining area and a light-filled living space, courtesy of contemporary bi-folding doors.

Upstairs, three well-proportioned family bedrooms, one with a stylish en-suite, await on the first floor, along with a main family bathroom featuring a bath, separate shower, WC, and vanity washbasin. The second floor is dedicated to the luxurious main bedroom, offering dual aspect windows, a spacious en-suite bathroom, and integrated storage facilities.

Externally, the professionally landscaped rear garden features a centrally turfed lawn, bordered by timber fencing and mature trees, plants, and shrubs. A charming Pergola on an Indian stone flagged patio terrace provides the perfect setting for outdoor entertaining, with this high-end patio terrace extending around the exterior of the property. The property also benefits from a detached single garage.

With a generous 1,773 square feet of modern living space, gas central heating, and double glazing throughout, this property offers premium comfort and convenience. Perfect for working professionals, families, or those seeking luxury downsizing, internal inspection is highly recommended to fully appreciate the quality and lifestyle on offer.

