

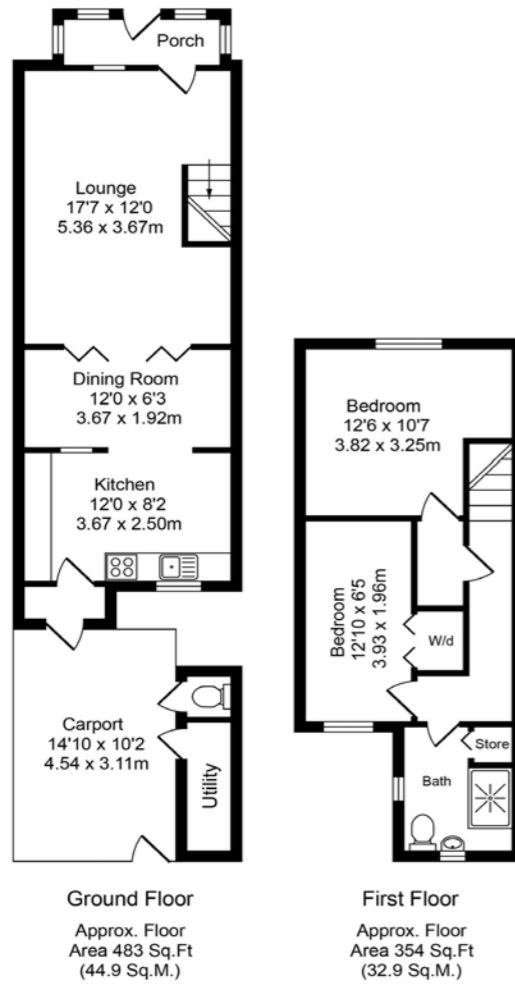


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 837 Sq.ft. (77.8 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 Freehold
 Council Tax Band: B

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.

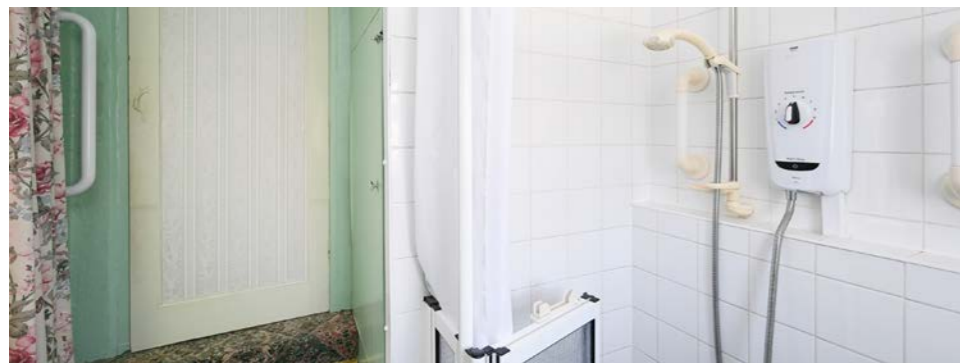
Arnold & Phillips are pleased to bring to market an opportunity to acquire this spacious two-bedroom mid-terraced property, situated along the popular Wigan Road in Ormskirk, West Lancs.

Ideally positioned within close proximity to a host of local amenities, this property enjoys good transport and commuter links, with the local rail station located within walking distance. Featuring off-road parking and a carport, this home would be ideal for working professionals and investors alike.

While the property would benefit from cosmetic modernisation throughout, the abundant potential is clear for all to see. The ground floor includes a front porch, a large main living room, and an adjoining dining room. The rear of the property offers a kitchen with a range of units, complemented by a rear WC and utility room. The first floor provides two spacious family bedrooms, both of which enjoy pleasant views of the surrounding area, and a family bathroom with a shower, WC, and wash hand basin.

Externally, the rear of the property features a good-sized garden that is primed for further landscaping and enjoys generous proportions. At around 837 square feet and benefiting from gas central heating and double glazing, internal inspection is highly advised to fully appreciate the true scope of potential available within.





KEY FEATURES

Garden Fronted Mid terraced Home

Two Bedrooms

Circa 837 Square Feet

Great Potential

Good Sized Rear Garden

Off Road Parking

Carport

Close to Local Amenities







