



Hall Brow Close, Ormskirk, L39 2YX

£450,000

STUNNING FAMILY HOME!!! We are delighted to be able to present to you this beautifully presented and maintained 4 bedroom detached house, situated in the popular area of Ormskirk!



32 Hall Brow Close, Ormskirk, L39 2YX

Nestled in the heart of the sought-after market town of Ormskirk, this beautifully presented four-bedroom detached family home offers spacious and versatile living accommodation ideal for modern family life. Boasting generous reception rooms, private cul-de-sac plot position and four well-proportioned bedrooms including a principal suite, the property combines comfort and style throughout. Outside, the home benefits from a private landscaped garden, parking, and an integral garage. Perfectly positioned close to excellent schools, local amenities, transport links, and the vibrant town centre, this beautifully presented property offers a lovely balance of semi-rural living in this popular location.

GROUND FLOOR

Lounge 10'8" x 16'11" (3.26m x 5.16m)

Carpet flooring with electric fan heater fireplace, TV point, Fibre broadband and Hive controlled central heating

Dining area 11'3" x 8'7" (3.45m x 2.62m)

Carpet flooring with patio doors leading to the conservatory and the rear garden and curtains

Kitchen 7'11" x 11'3" (2.43m x 3.44m)

Tile flooring, a range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

Breakfast room 9'3" x 7'7" (2.83m x 2.32m)

Wood effect laminate flooring, TV point

Utility 6'6" x 4'11" (2.00m x 1.52m)

A range of fitted kitchen units, worktops, sink and integrated kitchen appliances, tile flooring with access to the rear garden

Conservatory 7'11" x 11'3" (2.43m x 3.44m)

Wood effect laminate flooring with French doors leading to the rear garden

WC/cloaks

Tile flooring with 2 piece bathroom suite in white, partially tiled decor and radiator

FIRST FLOOR

Bedroom 16'11" x 10'9" (5.16m x 3.28m)

Carpet flooring with windows to the front elevation

En-suite

Carpet flooring with 2 piece bathroom suite in white, separate showering enclosure, extractor fan heated towel rail and tiled decor.

Bedroom 16'9" x 8'9" (5.13m x 2.68m)

Carpet flooring with two windows to the rear elevation

Bedroom 9'1" x 17'0" (2.77m x 5.20m)

Carpet flooring with window to the front elevation

Bedroom 11'8" x 9'0" (3.56 x 2.76m)

Carpet flooring with window to the rear elevation

Bathroom

Tile flooring with 3 piece bathroom suite in white, including Jacuzzi bath, multi-media mirror heated towel rail

EXTERNAL

Beautifully presented and private rear garden with laid to lawn and patio area, enclosed by panel fencing benefiting from a South-facing aspect. Single driveway to the front of the property, leading to a single integral garage with up&over door, housing combi-boiler





