



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, curtains and blind

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 with blind. 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 with curtains

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

Tile flooring with access to the rear garden and sink

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 window to the front elevation, curtains and blind

En-suite

Carpet flooring with 2 piece bathroom suite in white, separate showering enclosure, 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 and curtains

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

Carpet flooring with window to the front elevation and curtains

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

Carpet flooring with window to the rear elevation and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, including Jacuzzi bath and 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.





