

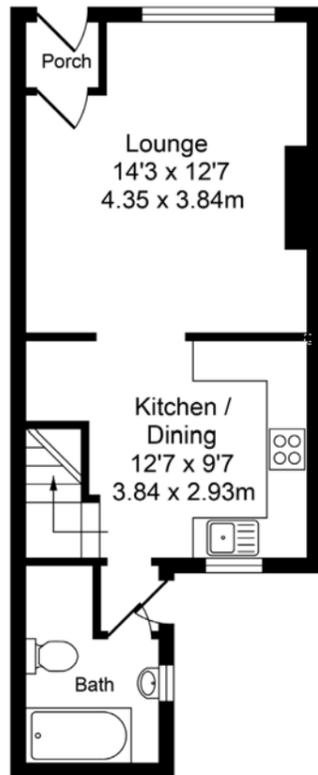


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

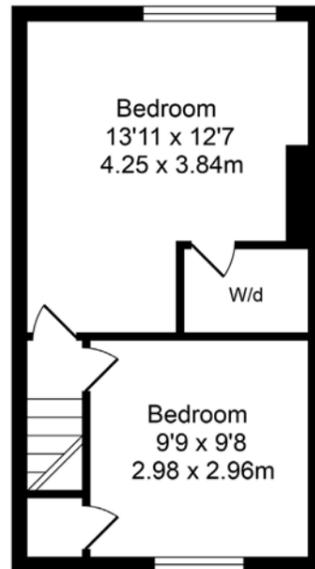
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 658 Sq.ft. (61.2 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 357 Sq.Ft (33.2 Sq.M.)



First Floor
 Approx. Floor Area 301 Sq.Ft (28.0 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: A

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 exciting opportunity to acquire this well-presented two-bedroom mid-terraced property, residing attractively along the popular Stafford Street in Skelmersdale, within easy reach of amenities and the motorway network.

With an abundance of on street parking available, access is granted via the front entrance porch. The main living room resides to the front of the property and is neutrally decorated and centred around a modern feature fireplace. The living accommodation flows through to the rear of the property and into the fully fitted kitchen which provides an array of wall, base and tower units and contrasting work-surfaces ample workspace with space for appliances. The ground floor accommodation is completed with the main family bathroom which provides bath with shower over, separate shower cubicle, WC and wash hand basin finished in a white tiled design. The first floor provides two spacious family bedrooms, both of which are flooded with natural light, neutrally decorated and spacious.

With a self-contained private courtyard fully flagged to the rear for ease of maintenance, this well presented home enjoys gas central heating, double glazing and vacant possession. The property would be ideal for first time buyers, working professionals or investors looking for a buy-to-let investment property. Internal inspection is highly advised and early viewing will be essential to avoid disappointment.





KEY FEATURES

Well-Presented Mid-Terraced Home

Two Bedrooms

Circa 658 Square Feet

Fully Fitted Kitchen

Self-Contained Private Courtyard

On-Street Parking

Vacant Possession



