



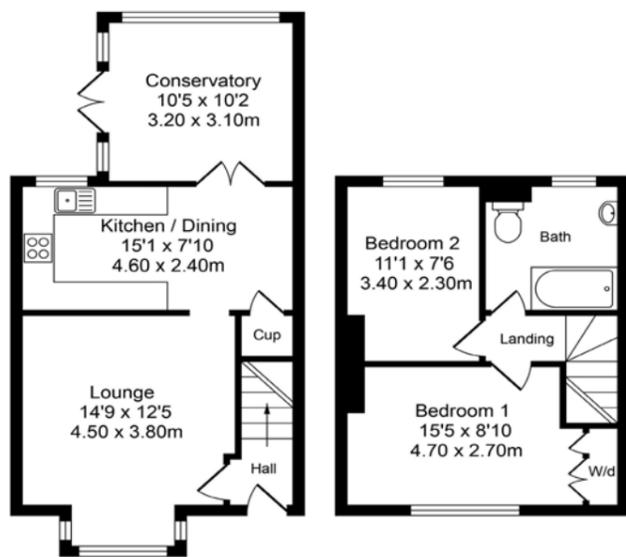
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 752 Sq.ft. (69.9 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 439 Sq.Ft (40.8 Sq.M.)

First Floor
Approx. Floor Area 313 Sq.Ft (29.1 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure:
Council Tax Band

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.



THE LUXURY PROPERTY SPECIALISTS

Ormskirk Road, Skelmersdale
Offers in Excess of £115,000



Arnold & Phillips are pleased to present this charming two-bedroom mid-terraced property, gracefully situated along the sought-after Ormskirk Road in Skelmersdale, West Lancs.

Boasting a prime location near local amenities and excellent transport links, including commuter-friendly options, this residence is an ideal choice for first-time buyers, working professional's and families seeking convenience and comfort.

Approached by a recently landscaped private driveway offering off-road parking, the ground floor welcomes you with a generous main living room and a spacious open-plan dining kitchen. The kitchen features an array of wall, base and tower units, complemented by integrated appliances and contrasting work surfaces. An ample dining area flows seamlessly into an adjoining garden room conservatory, basking in natural light and providing a tranquil retreat.

Upstairs, two spacious double bedrooms await, each adorned in a neutral design palette, alongside a tiled family bathroom offering a bath with overhead shower, WC and wash hand basin.

Externally, a generously sized garden offers privacy and relaxation, bordered by painted timber fencing and is fully laid to lawn. A large timber decking area provides an ideal setting for outdoor entertaining or leisurely gatherings. At the front of the property is a driveway for off road parking.

While the property could benefit from a light course of cosmetic modernisation, this is purely cosmetic and the versatile layout impresses throughout. With the added comforts of gas central heating and double glazing, internal inspection is highly recommended to fully appreciate the potential and charm of this inviting residence.





KEY FEATURES

Attractive Mid Terraced Property

Two Double Bedrooms

Circa 752 Square Feet

Good Sized Lounge

Conservatory

Generous Sized Rear Garden

Driveway Parking

Sought After Location







