

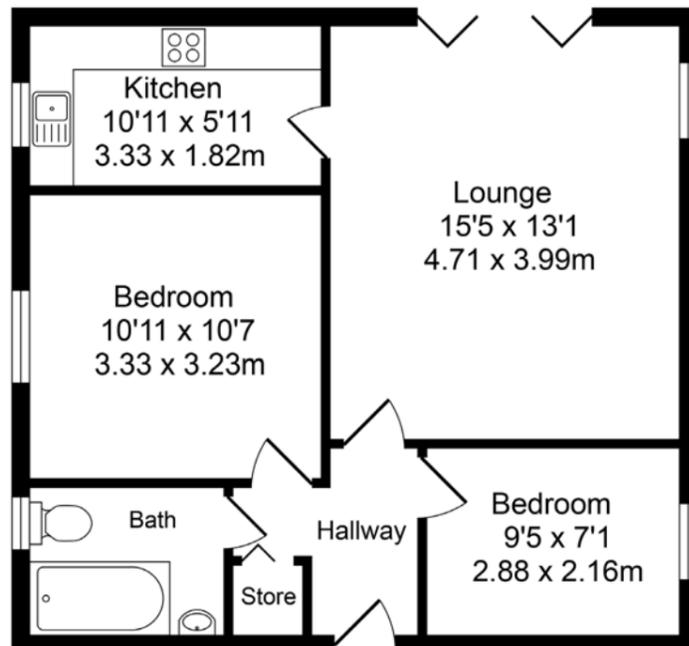


Ormskirk: 01695 570102
Southport: 01704 778668

Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 554 Sq.ft. (51.5 Sq.M.)

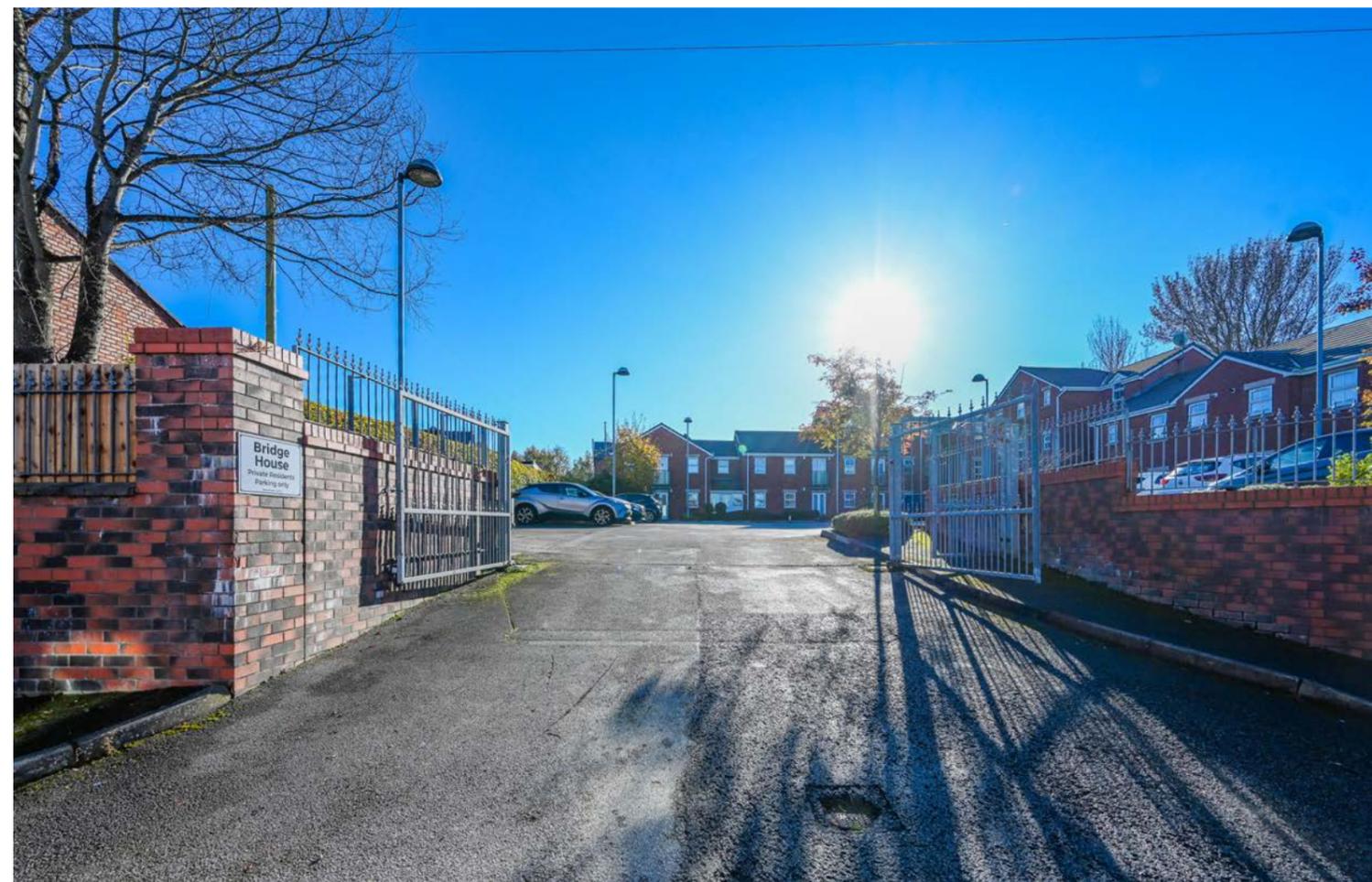
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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Tenure: We are advised by our client that the property is 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.



Arnold & Phillips are pleased to bring to market an opportunity to acquire this well-presented two-bedroom first floor apartment, residing within the popular Bridge House along Bridge Avenue in Ormskirk, West Lancs.

Ideally positioned this vibrant development resides within just a short walk to the town centre, complete with its many local amenities and independent retailers. The property also enjoys superb transport and commuter links facilitated via the nearby rail station.

With allocated bay parking, access is granted via the secure communal entrance, with one received into a brightly lit communal entrance hallway which leads to staircases leading to the upper levels. Upon entry into the property, two spacious bedrooms are provided, along with a large main living room which adjoins an attractive Juliet balcony providing pleasant views over the surrounding area. The property provides a fitted L-shape kitchen which incorporates a range of wall, base and tower units, finished in a beech wood design and providing a selection of integrated appliances and contrasting work-surfaces. The property is well-served by a tiled family bathroom which enjoys bath with overhead shower, WC and wash hand basin.

Externally the property sits within well-tended communal grounds and provides allocated resident bay parking as well as an abundance of visitor parking. Extending to 554 square feet, this property would be ideal for investors, first time buyers or working professionals. Internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

WELL PRESENTED FIRST FLOOR APARTMENT

TWO BEDROOMS

CIRCA 554 SQUARE FEET

GREAT TRANSPORT LINKS

ALLOCATED BAY PARKING

CLOSE TO TOWN CENTRE

POPULAR LOCATION



