



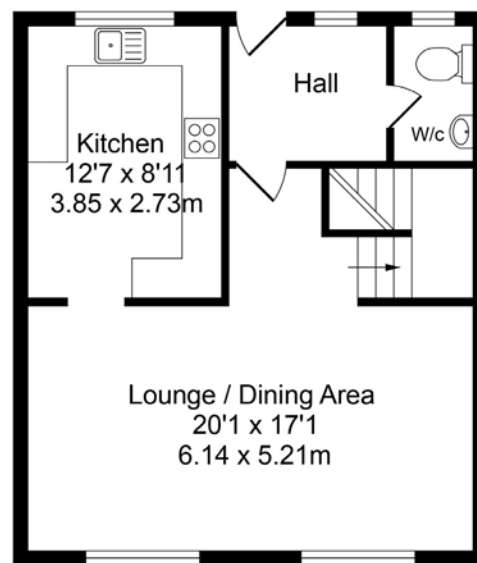
Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173
Parrbold: 01257 442789

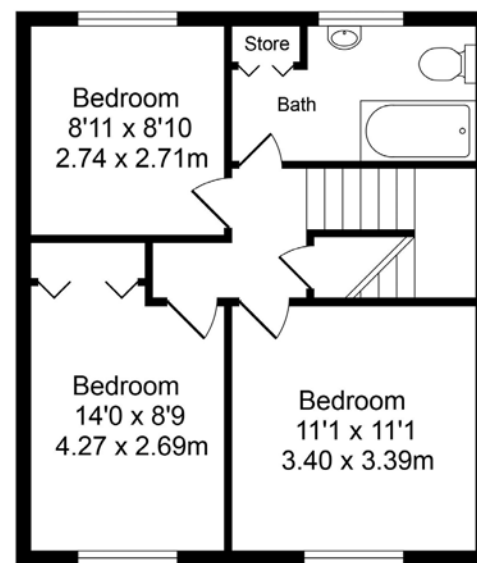
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 966 Sq.ft. (89.8 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 483 Sq.Ft
(44.9 Sq.M.)



First Floor
Approx. Floor
Area 483 Sq.Ft
(44.9 Sq.M.)

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



THE LUXURY PROPERTY SPECIALISTS

Brookhouse Road, Ormskirk

A&P

Arnold and Phillips are pleased to offer this well-positioned three-bedroom maisonette on the popular Brookhouse Road in Ormskirk, West Lancs. Perfectly suited for a variety of buyers, whether you're a first-time homeowner, investor, or working professional, this property strikes a balance between practical living and opportunity for personalisation. Its layout and location make it an appealing prospect for those looking to step onto the property ladder or add to their investment portfolio.

Upon approaching the maisonette, you'll notice its quiet position within a sought-after residential area, with easy access to local amenities, schools, and transport links. The property offers off-street parking and a welcoming entrance that leads directly into a well-thought-out living space.

The ground floor features a spacious open-plan living room with an ample dining area, creating a versatile and functional space for everyday living. The open layout makes it feel spacious without being overwhelming, and with some light modernisation, this area could easily be adapted to suit any style, from cosy family living to a more contemporary, minimalist look. The fitted kitchen is located just off the living space and has been designed for practicality, with a range of fitted units and contrasting work-surfaces that provide a striking visual feature. The existing appliances are well-placed, ensuring you have everything you need within easy reach while cooking. There's plenty of storage and counter space, making meal preparation a breeze. With a touch of updating, this kitchen could be transformed into a modern, sleek cooking area that perfectly complements the open-plan living room. Also on the ground floor is the convenience of a downstairs WC, a great feature for guests or families who will appreciate having an additional bathroom space available.

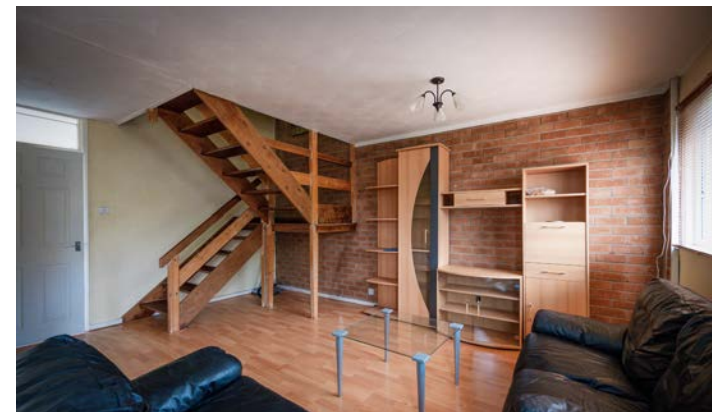
Moving to the first floor, the property boasts three well-proportioned bedrooms. Two of these are comfortable double rooms, each offering enough space for a double bed and additional furniture such as wardrobes or a dressing table. The third bedroom is a slightly smaller but still generously sized room, ideal as a child's bedroom, home office, or even a guest room depending on your needs. Each bedroom provides a pleasant sense of space and could be further enhanced with a simple refresh of paint or décor, allowing new owners to really make their mark. The family bathroom is also located on the first floor, providing a full-sized bath with an overhead shower, a WC, and a wash hand basin. While well-presented, there's plenty of potential here for anyone wanting to update it to a more modern style. The layout is practical, and with some light cosmetic upgrades, it could easily become a sleek, contemporary bathroom that suits the needs of a busy household.

With gas central heating and double glazing throughout, this maisonette is already well-equipped for comfortable living. The space is functional and practical, yet offers plenty of room for improvement, making it an ideal blank canvas for those looking to personalise their home. The property extends to just under 1,000 square feet, giving you ample space to work with, while the well-maintained condition means that only light cosmetic modernisation is required to bring it up to a contemporary standard.

Externally, the property enjoys well-tended communal gardens, which are mainly laid to lawn and bordered by a range of establish trees, plants and shrubs. Situated along Brookhouse Road, it also offers close proximity to nearby parks, which provide great outdoor space for relaxation or recreation. Brookhouse Road is a short distance from Ormskirk's town centre, which is well-served by a range of local shops, restaurants, and cafes, as well as larger supermarkets for your day-to-day needs. Families will appreciate the number of highly rated schools in the area, while commuters will benefit from excellent transport links. Ormskirk Train Station is within easy reach, providing regular services to Liverpool and other key areas, making it ideal for those who work in the city but want to live in a more peaceful, suburban location.

Ormskirk itself is a thriving town that offers a mix of both traditional and modern amenities. Known for its historic market, which has been running for centuries, it's a town that combines character with convenience. The nearby countryside also provides a variety of walking and cycling routes for those who enjoy outdoor activities, while the town's transport connections make it easy to explore further afield. An internal inspection is highly recommended to appreciate everything this home has to offer.





KEY FEATURES

- Well Positioned Maisonette
- Three Bedrooms
- Circa 966 Square Feet
- Open Plan Lounge/Dining Room
- Communal Gardens
- Close to Amenities and Transport Links
- Popular Village Location



