



**Ian Anthony**  
The Estate Agents

# Pine Grove, Ormskirk, L39 2YS

Guide Price £295,000

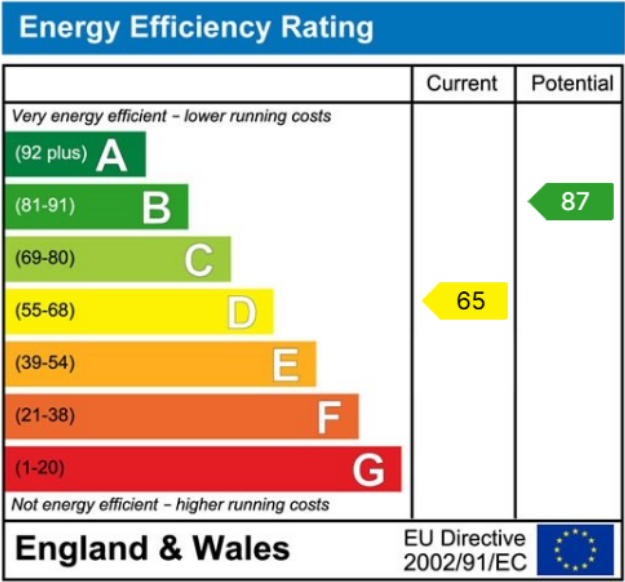
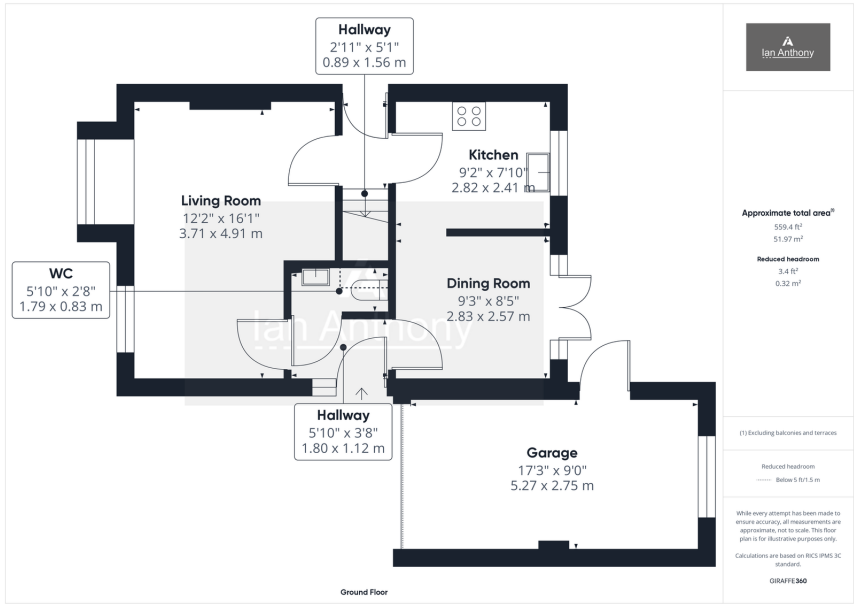
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- MODERN DETACHED HOUSE • KITCHEN, CLOAKROOM
- LIVING ROOM, DINING ROOM • THREE BEDROOMS
- SHOWER ROOM
- GARAGE, GARDENS FRONT & REAR
- NO UPWARD CHAIN!
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO ORMSKIRK TOWN CENTRE



Situated in a prime location just a short distance from Ormskirk town centre, this delightful detached property offers a perfect blend of convenience and comfort. With an abundance of shops, bars, restaurants, and cafes nearby, you'll enjoy vibrant town living at its best. The property also benefits from excellent transport links to Liverpool city centre, making it an ideal choice for commuters. The thoughtfully designed ground floor boasts versatile accommodation, including a welcoming cloakroom, a spacious living room, a separate dining room perfect for entertaining, and a well-appointed kitchen. Upstairs, the first floor features three bedrooms and a bathroom, providing ample space for a growing family or those looking for extra guest accommodation. Externally, the property offers a garage for secure parking or additional storage and easily maintained gardens to both the front and rear, ideal for those seeking a low-maintenance outdoor space.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.