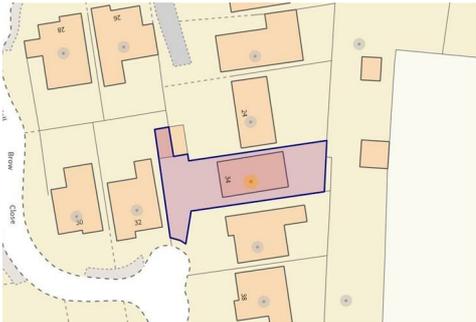


Ian Anthony

The Estate Agents



34 Hall Brow Close, L39 2YX

Asking Price £235,000

NO UPWARD CHAIN!

RECENTLY FULLY REFURBISHED!

This beautifully presented detached true bungalow is situated in a quiet cul-de-sac location convenient for Ormskirk town centre and its associated amenities. Accommodation comprises a living/dining room, brand new fitted kitchen, three bedrooms, brand new ensuite and bathroom. Outside there is a detached garage and easily maintained gardens to front and rear.

SUMMARY

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FRONT DOOR

Composite front door.

ENTRANCE HALL

'L' Shaped hallway, cupboard housing the gas central heating boiler, loft access.

LOUNGE/DINER 19'10" x 12'6" (6.05 x 3.81)



Bay window and window to front aspect, gas fire with wood surround and marble inset.

KITCHEN 8'2" x 8'1" (2.49 x 2.46)



Window and door to side aspect, composite flooring, ceiling spot lights, brand new range of fitted wall and base kitchen units, stainless steel sink and drainer, integrated oven, gas hob with extractor hood, space for washing machine and upright fridge freezer.

BEDROOM ONE 11'3" x 10'3" (3.43 x 3.12)



Window to rear aspect

ENSUITE



Window to side aspect, ceiling spot lights, built in shower, WC and pedestal wash hand basin.

BEDROOM TWO 12'3" x 8'4" (3.73 x 2.54)



Window to rear aspect.

BEDROOM THREE 8'5" x 8'0" (2.57 x 2.44)



Window to side aspect

FAMILY BATHROOM



Window to side aspect, newly fitted part tiled walls, ceiling spot lights, bath with shower and screen, WC, pedestal wash hand basin, extractor fan.

OUTSIDE



FRONT GARDEN



Easily maintained front garden with driveway leading to a detached garage, gate to rear garden.

DETACHED GARAGE

Up and over door, power and light.

REAR GARDEN



Fenced rear garden with a lawn, mature trees and shrubs.

ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band D

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

TENURE

PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor. The Vendor can confirm this is a Freehold property

VIEWING

Viewing strictly by appointment through the Agents.

Floor Plan



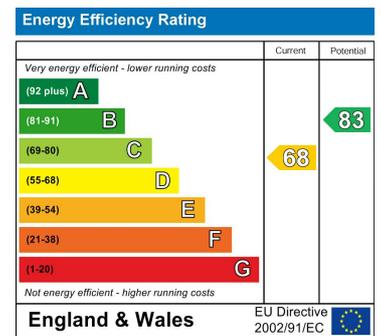
TOTAL AREA: APPROX. 70.7 SQ. METRES (760.9 SQ. FEET)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.