

Ian Anthony

The Estate Agents



DO YOU HAVE A
PROPERTY LIKE THIS?
WHY NOT CALL IAN ANTHONY FOR A FREE VALUATION

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10 Pine Grove, Ormskirk, L39 2YS

Asking Price £360,000

A well presented modern detached property providing spacious family accommodation, situated in a popular residential location convenient for Ormskirk town centre and its associated amenities. The property is tastefully decorated throughout, the ground floor accommodation comprises a cloakroom, living room, dining room, modern kitchen and conservatory. To the first floor there are four good sized bedrooms one with ensuite and a modern family bathroom. Outside there is a garden to the front aspect and low maintenance rear garden with a driveway and double garage to the rear. The property is beautifully presented throughout and viewing is highly recommended to appreciate the accommodation on offer.

FRONT DOOR

Part glazed UPVC door with glazed side panel to:-

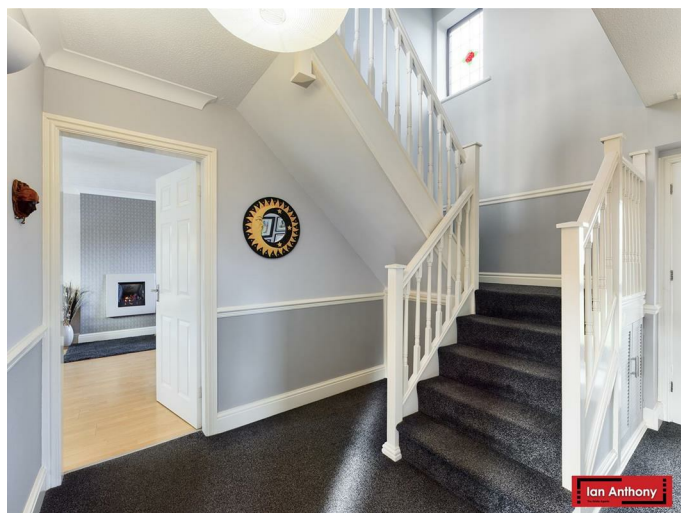
VESTIBULE

Tiled floor door to:-

CLOAKROOM

Window to side aspect, washbasin in vanity unit, WC, part tiled walls, tiled floor.

ENTRANCE HALL



Quarter turn spindle staircase with two understairs storage cupboards.

LIVING ROOM 19'5" x 12'4" (5.92m x 3.76m)



Bay window to front aspect with bespoke window seat, wall mounted living flame gas fire, laminate flooring, patio doors to rear aspect with glazed side panels leading to:-

CONSERVATORY 10'5" x 9'10" (3.18m x 3.00m)



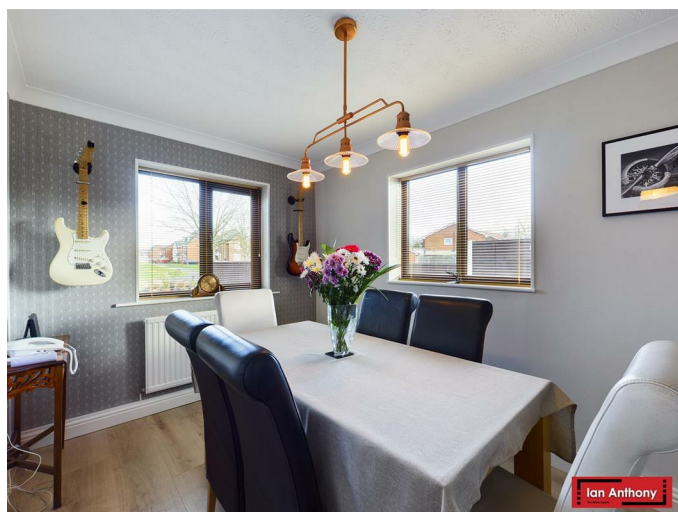
Dwarf wall with UPVC frame, patio doors to side aspect leading to rear garden, laminate flooring.

KITCHEN 17'8" x 7'7" (5.38m x 2.31m)



Windows to side and rear aspect, part glazed door to rear aspect, navy high gloss modern fitted kitchen (recently rewired) with washed concrete tops and upstands, stainless steel sink and drainer, integrated electric oven, induction hob with overhead extractor fan, integrated fridge/freezer, washing machine and dishwasher, tiled floor, spotlights.

DINING ROOM 11'3" x 8'0" (3.43m x 2.44m)

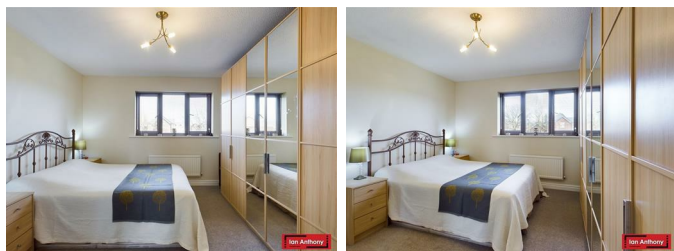


Window to front and side aspect, laminate flooring.

FIRST FLOOR

Stairs to first floor, landing window to front aspect, loft access.

BEDROOM 1 13'2" x 11'3" (4.01m x 3.43m)



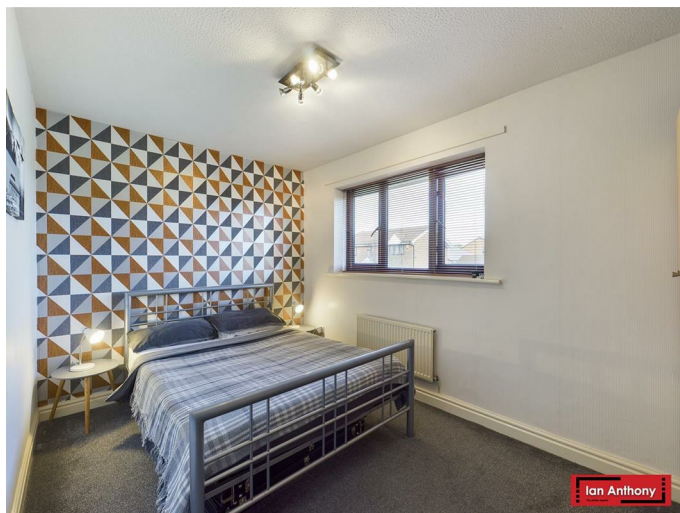
Window to front aspect, door to:-

ENSUITE 7'6" x 5'10" (2.29m x 1.78m)



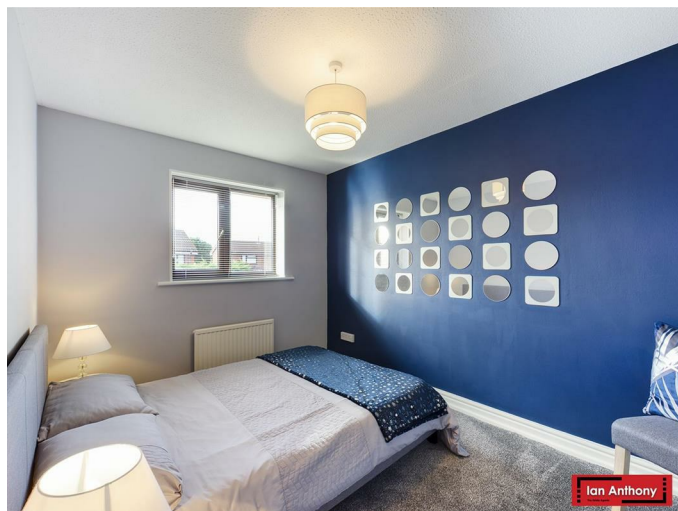
Window to rear aspect, walk-in open shower enclosure, WC, washbasin in vanity unit, heated ladder radiator, tiled walls, laminate floor.

BEDROOM 2 12'6" x 8'1" (3.81m x 2.46m)



Window to front aspect.

BEDROOM 3 11'1" x 8'6" (3.38m x 2.59m)



Window to rear aspect.

BEDROOM 4 7'11" x 7'1" (2.41m x 2.16m)



Window to rear aspect, laminate flooring.

FAMILY BATHROOM



Window to rear aspect, washbasin, WC, shower bath with overhead shower and screen, door to airing cupboard, tiled walls, laminate flooring, spot lights.

OUTSIDE

FRONT GARDEN



Lawn, driveway to front, side and rear leading to garage.

GARAGE 17'7" x 17'1" (5.36m x 5.21m)

Up and over door, power and light.

REAR GARDEN



Low maintenance garden with feature pergola and seating area, further Indian stone paving patio area, step to lawn with raised slate borders.

ADDITIONAL INFORMATION

The property has a gas central heating system and is double glazed throughout.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band E

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.

ENERGY PERFORMANCE RATING

The property's current energy rating is 62D. It has the potential to be 83B.

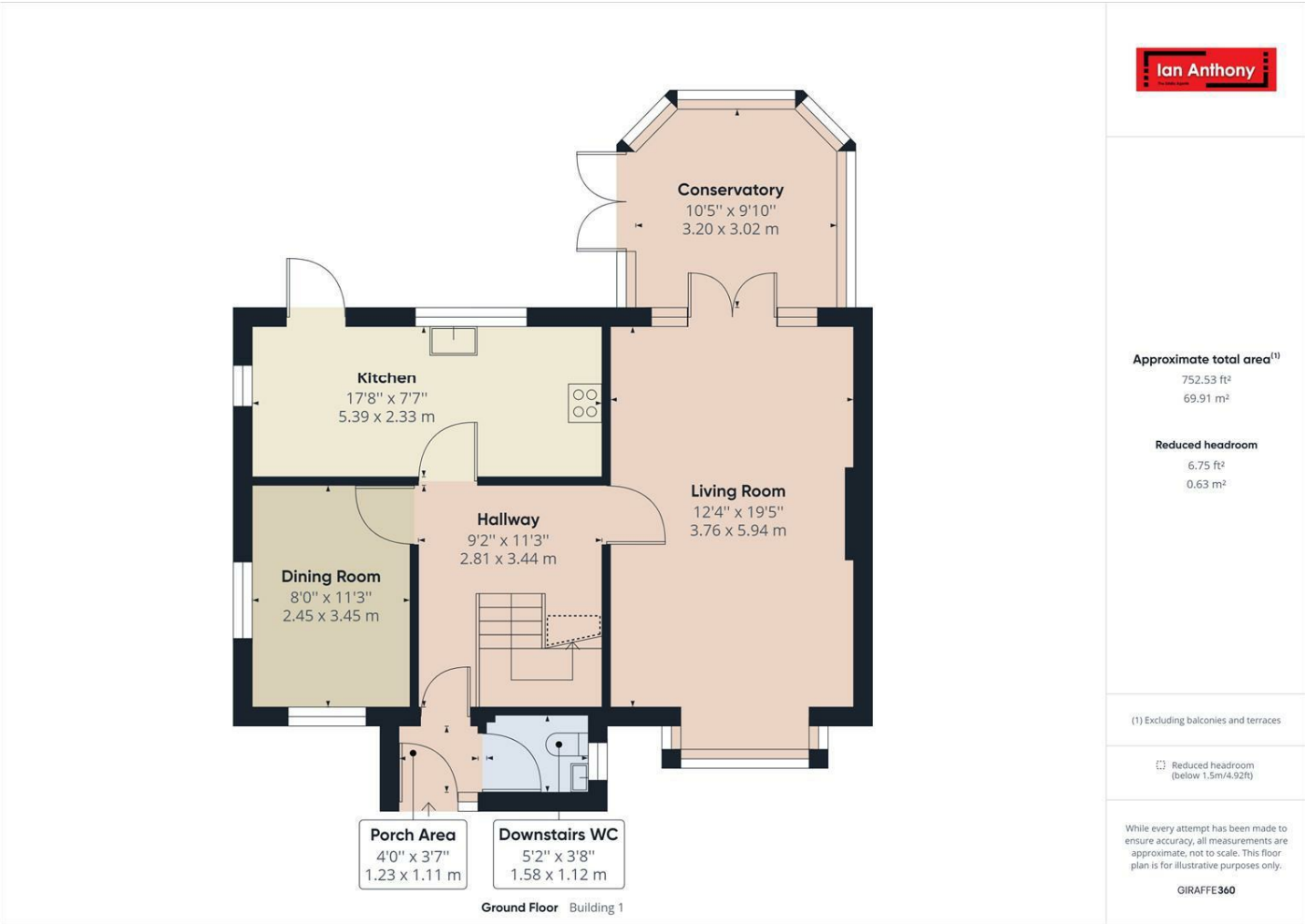
TENURE

PLEASE NOTE: We have been advised by the vendor that the property is leasehold, it has a 999 year lease starting 1/1/1986 and they pay £40.00 per year ground rent (963 years left). Any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

VIEWINGS

Viewing strictly by appointment through the Agents.

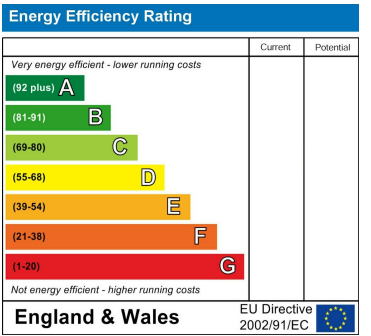
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.