

Ian Anthony

The Estate Agents



100 Delph Drive, Ormskirk, L40 5BE

Asking Price £136,000

NO UPWARD CHAIN! Sold with Tenant in-situ

Located in the sought after and popular residential development of Heathfields Burscough. We are pleased to offer to the market a well presented ground floor apartment offering spacious accommodation. Comprising one reception room, two bedrooms, kitchen/diner and bathroom. The main living room has views overlooking the canal. Outside there is an allocated parking space with visitor parking also available. Gardens are communal and well established and maintained.

VIEWINGS ARE HIGHLY RECOMMENDED. The apartments have a modern spacious entrance.

COMMUNAL ENTRANCE HALL

Modern entrance, stairs to the first floor, intercom.

FRONT DOOR

Wooden door to:-

ENTRANCE HALL

Doors to all rooms, loft access.

LOUNGE 14'4" max x 13'11" (4.37m max x 4.24m)

Windows to side and rear aspect.

KITCHEN / DINER 13'1" x 9'4" (3.99m x 2.84m)



Window to front aspect, a range of fitted units, integrated electric oven, gas hob with overhead Neff extractor hood, 1.5 bowl stainless steel sink and drainer, space and plumbing for washing machine, under counter fridge and freezer, dining area, part tiled walls.

BEDROOM ONE 14'11" x 9'1" (4.55m x 2.77m)



Window to front aspect.

BEDROOM 2 11' x 9'5" (3.35m x 2.87m)



Window to rear aspect.

FAMILY BATHROOM



Window to rear aspect, bath, shower cubicle, washbasin, WC, part tiled walls, spotlights.

OUTSIDE

Allocated parking spaces, extra spaces are available for visitors.

ADDITIONAL INFORMATION

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

ENERGY PERFORMANCE RATING

The property's current energy rating is 76C. It has the potential to be 79C,

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band B

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

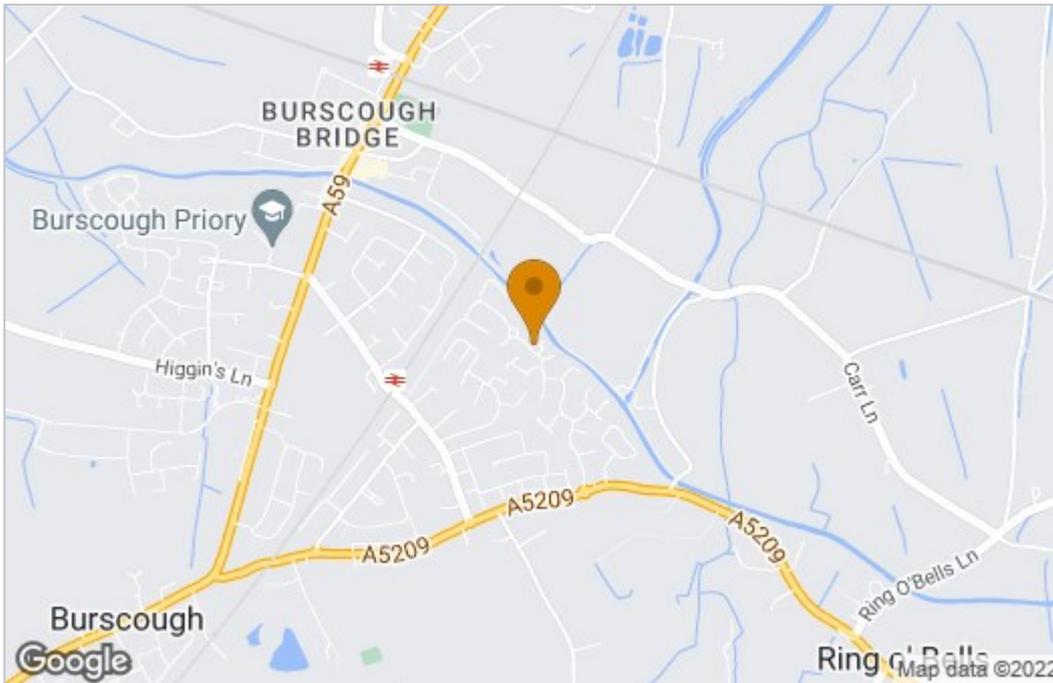
PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

VIEWINGS

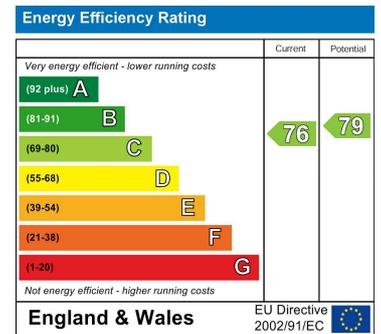
Viewing strictly by appointment through the Agents.

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