

Ian Anthony

The Estate Agents



3 Holly Lane, Ormskirk, L39 7HB

Asking Price £310,000

NO UPWARD CHAIN!

Circa 1900's semi-detached home on Holly Lane, Aughton. Rurally located and open aspects allowing for views over the countryside from near all rooms in the property. Briefly comprising off an entrance hall, living room, kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom. Externally the property offers a low maintenance front and rear aspect with off-road parking and a private rear garden space. Call Ian Anthony Estates to arrange a viewing on 01695 580 888.

ENTRANCE HALL 12'7 x 6'7 (3.84m x 2.01m)



Composite front door into the property with an entrance hall with laminate flooring, under stairs storage area and a ½ turn stair case to the first floor.

LIVING ROOM 18' x 11'1 (5.49m x 3.38m)



Window to the front aspect with rural views from your living space. Laminate flooring and a built into the wall gas fireplace. Patio doors into the conservatory.

KITCHEN 12'4 x 11'5 (3.76m x 3.48m)



Fitted kitchen with two window to the rear aspect. Matching wall and base units with an integrated stainless steel sink and an extractor hood. There is also space and plumbing for a washing machine, tumble dryer, American style fridge/freezer and a range cooker. Part-tiled walls around work surfaces.

ROOFED CONSERVATORY 15'10 x 8'9 (4.83m x 2.67m)



Large conservatory with a UPVC frame and set upon a dwarf wall. Benefitting from a slate tiled roof and two five foot radiators allowing around the year usage as well Velux style windows offering plenty of natural light. Tile flooring and patio doors into the rear garden.

STAIRS AND LANDING 9'8 x 4'7 (2.95m x 1.40m)



Window to the front aspect and loft ladder access into the roof. Built-in storage cupboards.

BEDROOM ONE 11'11 x 10'1 (3.63m x 3.07m)



Window to the rear aspect.

BEDROOM TWO 12'9 x 8'1 (3.89m x 2.46m)



Window to the front aspect and fitted wardrobes.

BEDROOM THREE 11'6 x 6'10 (3.51m x 2.08m)



Window to the rear aspect.

FAMILY BATHROOM 6'10 x 5'1 (2.08m x 1.55m)



Window to the rear aspect. Bathroom comprises of a walk-in shower, WC, vanity unit hand wash basin and an extractor fan. Tiled walls, tile flooring and ceiling spotlights.

LOFT STORAGE 22'3 x 8'1 (6.78m x 2.46m)

Rendered loft space ideal for storage. Complete with Velux style windows to the front and rear aspects and ceiling spotlights.

OUTSIDE

FRONT & SIDE ASPECT



Plum slate front driveway with space for around three cars. Side access to the rear of the garden complete with Indian stone steps.

REAR ASPECT



Low maintenance rear garden with plum slate rear garden. Complimented by two sitting areas, a purpose built sunroom.

ADDITIONAL INFORMATION

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

ENERGY PERFORMANCE RATING

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

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band C.

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.

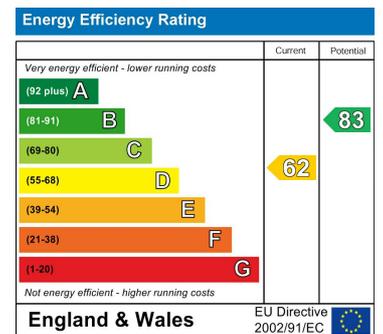
Floor Plan



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.