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39 Highfield Road, Ormskirk, L39 1NP

Asking Price £289,950

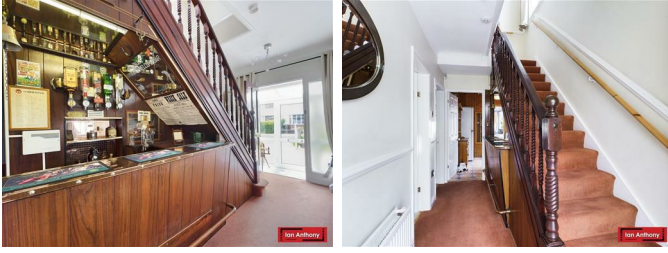
NO UPWARD CHAIN!

A well-presented semi-detached property providing superb family accommodation situated in a popular residential location and within easy reach of Ormskirk town centre and its associated amenities. The accommodation briefly comprises an entrance hall, living room, dining/living room, breakfast room and fitted kitchen whilst to the first floor there are three good sized bedrooms and a family bathroom. This property also features a loft room creating additional space. Outside to the front there is a block paved driveway leading to a garage and an attractive good sized rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

PORCH

Fully glazed UPVC porch with door to front aspect and windows to front and side aspects. An internal glazed door gives access into...

ENTRANCE HALL 13'8" x 6'2" (4.17 x 1.89)



Entrance hall features fully fitted bar built understairs. Doors leading...

LIVING ROOM 11'5" x 11'4" (3.50 x 3.46)



Bay window to front aspect, wall mounted electric fire. Wall and ceiling light point and TV point.

LIVING/DINING ROOM 24'9" x 11'6" (7.56 x 3.51)



Sliding doors leading to conservatory, electric fire with decorative tile surround and wooden mantle piece, serving hatch to kitchen.

CONSERVATORY 9'1" x 9'4" (2.78 x 2.86)



Dwarf wall conservatory with patio doors on side aspect leading to rear garden. Tile floor and ceiling fan and light point.

BREAKFAST ROOM 8'6" x 7'8" (2.61 x 2.34)



Window to side aspect. Panelled walls, ceiling light point, tiled floor and space available for fridge/freezer.

CLOAKROOM

WC and tiled floor.

KITCHEN 12'4" x 7'10" (3.77 x 2.39)



Windows to side aspect and part glazed door to rear aspect. A range of fitted wall and base units, 1½ ceramic sink unit. Integrated appliances include double oven/ grill, dishwasher, electric hob and extractor over. Space for microwave oven. Tiled walls and tiled floor.

FIRST FLOOR

STAIRS AND LANDING



Galleried landing with window to side aspect. Linen storage cupboard and doors leading...

BEDROOM 1 25'5" x 11'0" (7.76 x 3.37)



Large master bedroom with picture window to rear aspect and window seat. Fitted wardrobes with vanity unit in the centre. Open staircase leading to loft room.

LOFT ROOM 11'0" x 11'5" (3.37 x 3.50)



A loft room leading from the master bedroom has a skylight window and a range of under eave storage.

BEDROOM 2 11'5" x 9'3" (3.49 x 2.83)



Bay window to rear aspect. A beautifully presented bedroom has a range of fitted wardrobes complemented by a matching dressing table and display cabinets.

BEDROOM 3 6'9" x 6'5" (2.08 x 1.96)



Window to front aspect and built-in shelf storage.

FAMILY BATHROOM 8'2" x 7'10" (2.49 x 2.39)



Window to rear aspect, 4 piece suite comprising an inset vanity hand wash basin with storage cupboards below, corner bath, separate walk-in shower enclosure with glass surround. Fully tiled walls and tiled flooring. Ladder radiator, spotlights over vanity and ceiling light point.

GARAGE

Doors to front and side aspect.

OUTSIDE

FRONT GARDEN



Generous sized block paved driveway providing ample space for parking. Lawn area and borders containing a variety of well-established plants, and flowering shrubs,

REAR GARDEN



Lovely private, generous sized rear garden with lawn area and established borders containing a variety of well established plants, flowering shrubs and pond.

ADDITIONAL INFORMATION

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

ENERGY PERFORMANCE RATING

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

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.

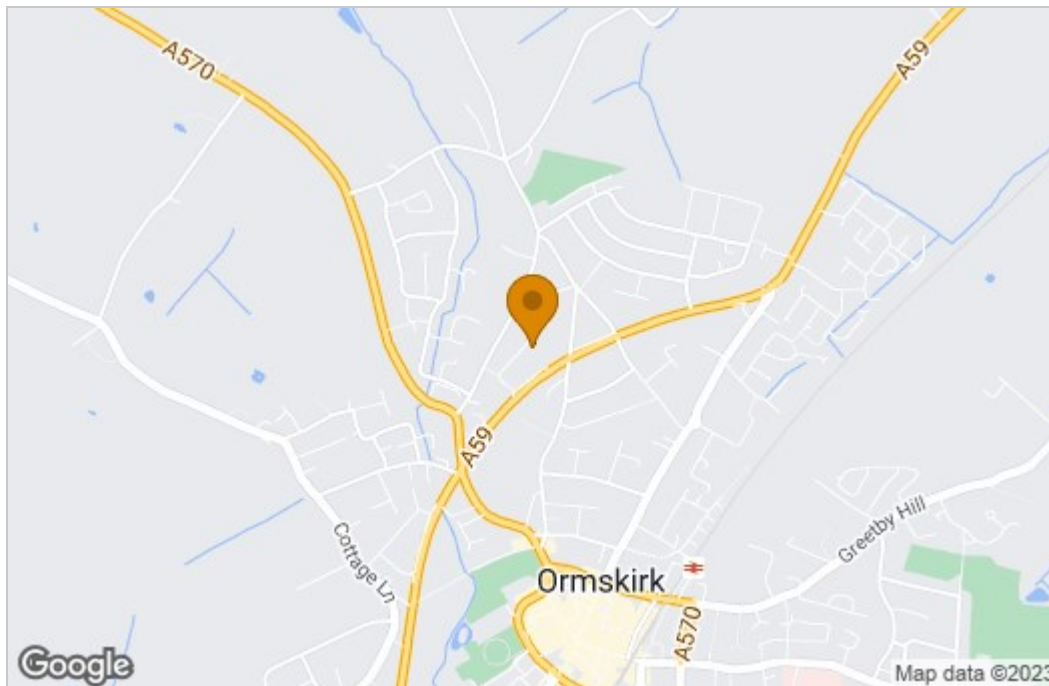
VIEWINGS

Viewing strictly by appointment through the Agents.

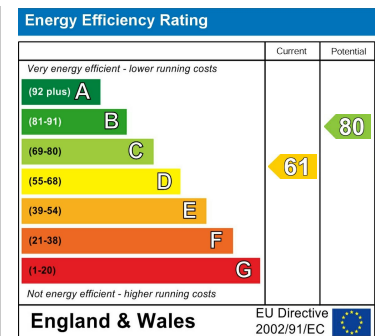
Floor Plan



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.

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