

# Ian Anthony

## The Estate Agents



**8 High Moss, Lancashire, L39 4TP**

**Asking Price £480,000**

A detached true bungalow resting on a beautiful plot surrounded by established gardens located in a popular residential location within easy reach of Ormskirk town centre and its associated amenities. Ground floor accommodation comprises a spacious entrance hall, lounge, dining room, kitchen, conservatory two good-sized bedrooms, a family shower room and an ensuite. Outside there is a garage, block paved in and out driveway providing ample space for parking, lawn, mature borders, further wonderful private rear garden with lawn, decked entertaining area with garden lighting, a variety of mature plants, trees, shrubs and a wooden garden shed.

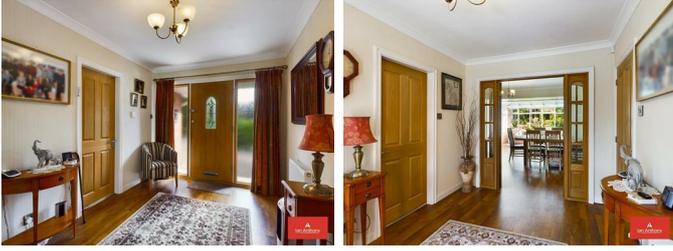
## OPEN CANOPY PORCH

Tiled floor.

## FRONT DOOR

Part glazed wooden door with windows to both sides to:-

## ENTRANCE HALL 8'3" x 12'10" (2.51m x 3.91m)



Spacious entrance hall, door to:-

## LOUNGE 21'3" x 14'1" (6.48m x 4.29m)



Bay window to front aspect, fire with marble hearth and surround.

## DINING ROOM 14'3" x 9'10" (4.34m x 3.00m)



Wooden floor, open to:-

## CONSERVATORY 12'11" x 12'1" (3.94m x 3.68m)



UPVC frame on a dwarf wall, French doors to side aspect, wooden floor.

## KITCHEN 15'2" x 9'10" (4.62m x 3.00m)



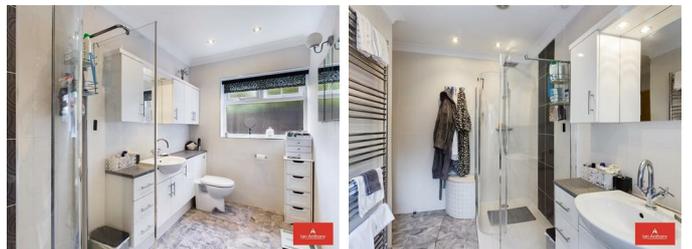
Window to rear aspect, a range of modern fitted units, composite sink and drainer, integrated Neff oven and grill, Neff gas hob with overhead extractor hood, integrated dishwasher and fridge, part tiled walls, tiled floor, ceiling spotlights, door to:-

## UTILITY ROOM 8'11" x 7'11" (2.72m x 2.41m)



Window to side aspect, part glazed door rear aspect, fitted units, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, tiled floor, loft access, internal door to garage.

## FAMILY SHOWER ROOM 7'10" x 4'3" (2.39m x 1.30m)



Suite comprising of WC and washbasin in vanity unit and corner shower cubicle with tiled walls. Ceiling spotlights and ladder towel radiator. Part tiled walls and wooden flooring.

**BEDROOM 1 16'2" x 10'0" (4.93m x 3.05m)**



Window to front aspect, fitted wardrobes with mirror doors, door to:-

**ENSUITE**

Window to side aspect, large walk-in shower enclosure, wash basin and WC in vanity units with lighting, heated ladder radiator, extractor fan, tiled walls, ceiling spotlights.

**BEDROOM 2 16'2" x 9'11" (4.93m x 3.02m)**



Window to rear aspect fitted wardrobes with matching furniture.

**OUTSIDE**

**FRONT GARDEN**



Mature shrub and flower borders, in and out block paved driveway, a gate to side aspect.

**GARAGE 9'6" x 16'1" (2.90m x 4.90m)**

Up and over door to front aspect, power and light.

**REAR GARDEN**



**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.

**TENURE**

FREEHOLD

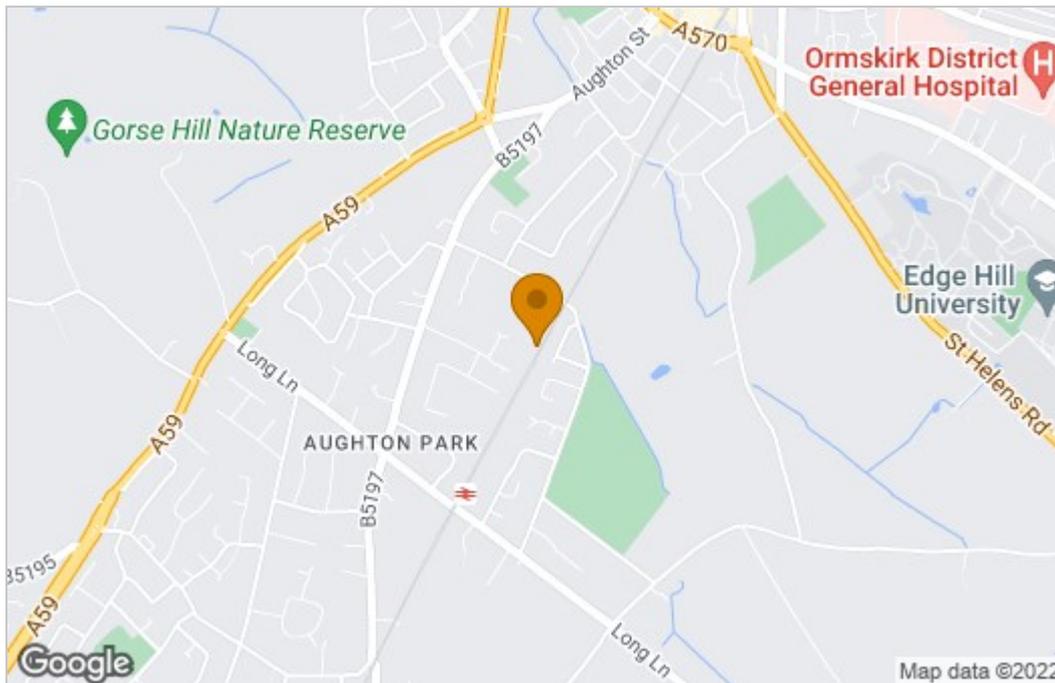
**VIEWINGS**

Viewing strictly by appointment through the Agents.

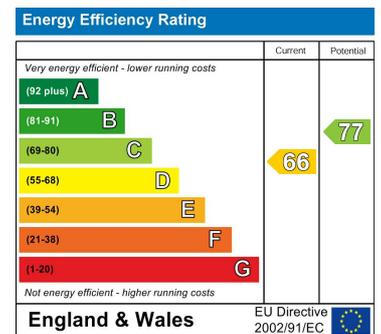
## Floor Plan



## 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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