



## 103 Wigan Road

Ormskirk, L39 2AS

**Asking Price £179,950**



**NO UPWARD CHAIN!**

End terraced property situated in a popular residential location convenient for Ormskirk town centre and all its amenities. Ground floor accommodation comprises a living room and kitchen/diner whilst to the first floor there are two bedrooms and a family bathroom. To the front there is a small gravelled garden, paved rear garden and allocated parking to the rear. This property is an ideal opportunity for first time buyers or investors.



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

**01695 580888**



PORCH

Composite door to front aspect, windows to front and side aspect, door to:-

LIVING ROOM

Window to front aspect, TV point, decorative fireplace, laminate floor, door to:-

KITCHEN/DINER

Windows to rear and side aspect, fitted kitchen with a range of base and wall units, integrated electric oven, gas hob with overhead extractor, integrated fridge freezer and dishwasher, plumbing and space for washer/dryer, dining area, staircase to first floor, door to rear aspect.

FIRST FLOOR

STAIRS & LANDING

BEDROOM ONE

Window to front aspect, built-in cupboard, loft access.

BEDROOM TWO

Window to rear aspect.

BATHROOM

Windows to rear and side aspect, suite comprising a bath with shower over, WC, pedestal washbasin, built-in cupboard, part tiled walls, tiled floor.

OUTSIDE

FRONT GARDEN

Small gravelled front garden.

REAR GARDEN

Easily maintained paved rear garden, gate to side aspect, allocated parking space to rear.

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 47E. It has the potential to be 73C.

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.

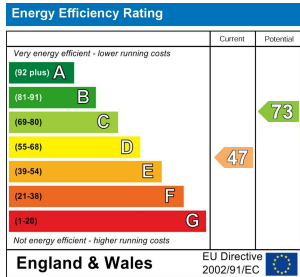
Area Map



Floor Plans



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.