

Ian Anthony

The Estate Agents



30 Scarisbrick Street

Ormskirk, L39 1QF

Asking Price £240,000



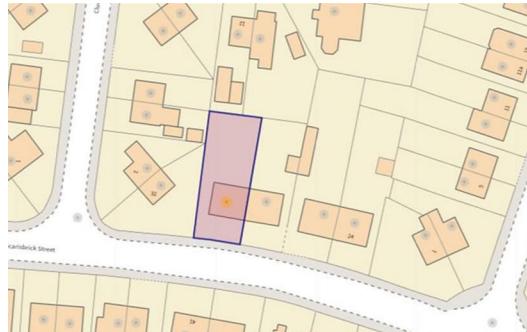
Well presented semi-detached property situated in a popular residential location, convenient for Ormskirk town centre and all its associated amenities. Ground floor comprises a lounge, dining room, kitchen and family bathroom whilst to the first floor there are four spacious bedrooms. Outside there is a paved driveway providing ample space for parking, front garden and good sized rear garden. Viewing is highly recommended to appreciate the accommodation on offer.



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01695 580888



ENTRANCE HALL 8'1" x 10'6" (2.46m x 3.20m)

UPVC front door leading to spacious hallway and staircase leading to first floor.

LIVING ROOM 15'11" x 11'11" (4.85m x 3.63m)

Window to rear aspect with an electric fireplace and a wood effect surround.

KITCHEN 8'10" x 11'10" (2.69m x 3.61m)

Modern fitted kitchen with matching wall and base units, with wood effect countertops including stainless steel basin. Integrated appliances include an oven, a gas hob with an extractor hood overhead. Plumbing space for Washer - Dryer, Fridge - Freezer and a dishwasher. Part tiled walls with a window to the rear aspect and UPVC door to the side.

DINING ROOM 11'7" x 12'0" (3.53m x 3.66m)

Window to the front aspect with wooden floor.

FAMILY BATHROOM 10'6" x 4'5" (3.20m x 1.35m)

Downstairs family bathroom with window to the front aspect. White suite comprising a WC, hand wash basin and a bath with shower over. Part tiled walls.

FIRST FLOOR

STAIRS AND LANDING 3'2" x 7'6" (0.97m x 2.29m)

Window to the front aspect with 1/4 turn stair case and loft access.

BEDROOM ONE 11'7" x 12'7" (3.53m x 3.84m)

Window to the front aspect.

BEDROOM TWO 12'11" x 9'10" (3.94m x 3.00m)

Window to the rear aspect.

BEDROOM THREE 11'7" x 9'10" (3.53m x 3.00m)

Window to the rear aspect.

BEDROOM FOUR 9'7" x 9'10" (2.92m x 3.00m)

Window to the rear aspect.

OUTSIDE

FRONT GARDEN

Paved driveway providing ample space for parking, lawn, shrub borders, double gates to the rear garden.

REAR GARDEN

Good sized rear garden with both a paved patio seating area and a lawn, shrub borders with fenced boundaries.

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 73C. It has the potential to be 85B.

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 have been advised the Tenure of this property is Freehold. Any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

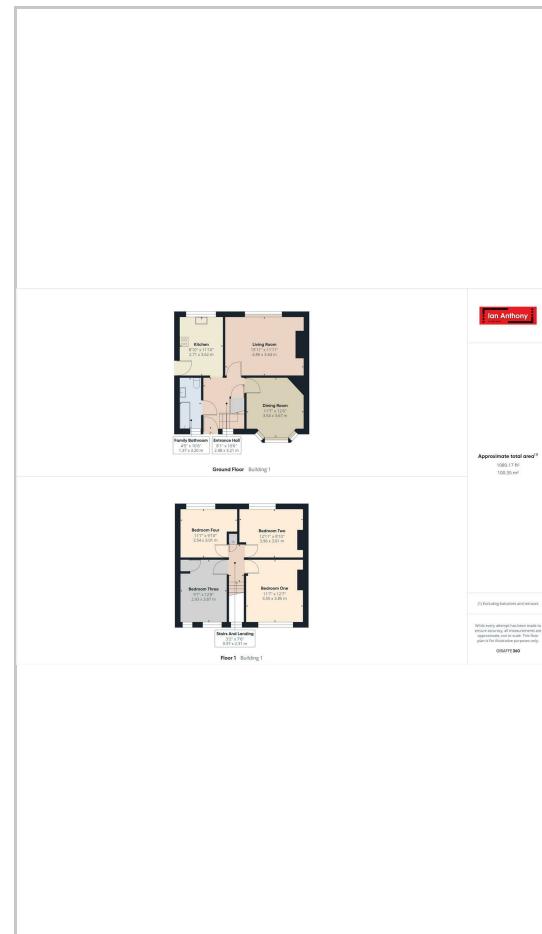
VIEWINGS

Viewing strictly by appointment through the Agents.

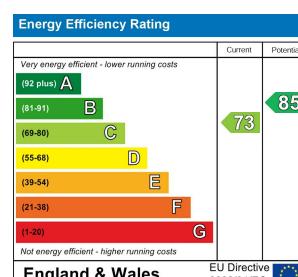
Area Map



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