



19 Ormond Avenue

Westhead, Lancashire, L40 6HT

Asking Price £132,500



75% SHARED OWNERSHIP !!. A two bedroom, Over 55's, end terrace bungalow located in a small cul-de-sac in the village Westhead. Accommodation briefly comprises entrance porch, lounge, kitchen, two bedrooms and bathroom. Outside there are communal gardens and residents parking. NO UPWARD CHAIN



SUMMARY

!! 75% SHARED OWNERSHIP !!. A two bedroom, Over 55's, end terrace bungalow located in a small cul-de-sac in the village Westhead. Accommodation briefly comprises entrance porch, lounge, kitchen, two bedrooms and bathroom. Outside there are communal gardens and residents parking.

PORCH

Composite front door, tile floor, part glazed door to:

LOUNGE 17'0" x 11'0" (5.18 x 3.35)

Window to front aspect, electric fire set in a marble fireplace and surround.

KITCHEN 9'0" x 7'2" (2.74 x 2.18)

Window to front aspect, part tiled walls, tile floor, fitted wall and base units, stainless steel sink and drainer, integrated double oven and electric hob, space for washing machine and narrow dish washer,

INNER HALL

Two walk-in storage cupboards,

BEDROOM ONE 14'0" x 9'4" (4.27 x 2.84)

Window to rear aspect, fitted wardrobes with matching bedroom units.

BEDROOM TWO 10'9" x 9'0" (3.28 x 2.74)

Window to rear aspect.

BATHROOM

Window to side aspect, panelled ceiling, tiled walls, laminate flooring, corner shower cabinet with electric shower, vanity unit, WC

OUTSIDE

Well kept communal gardens, residents parking.

The property is available to over 55's on a 75% shared ownership with Anchor Hanover Housing Association, there is a Service charge of approx. £128.00 per month which includes general maintenance of the estate, alarm call services and building insurance. No rental charge on the 25% owned by Anchor Hanover. The property has a Economy 7 central heating system and double glazing.

ENERGY PERFORMANCE RATING

This property's current energy rating is 56. It has the potential to be 86.

West Lancashire Borough Council, Council Tax - Band B

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.

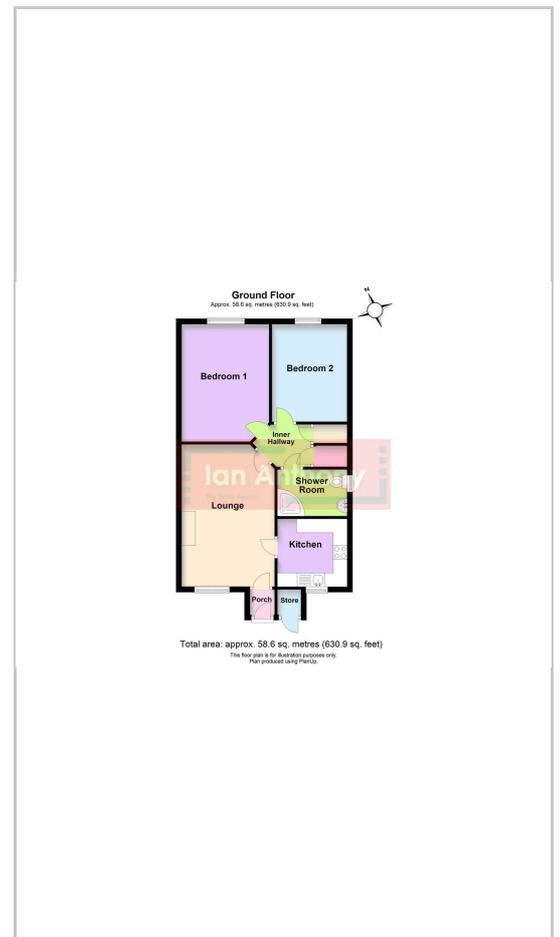
VIEWINGS

Viewing strictly by appointment through the Agents.

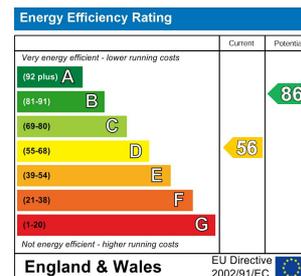
Area Map



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

16 Church Street, Ormskirk, Lancashire, L39 3AN

Tel: 01695 580888 Email: enquiries@iananthonyestates.co.uk www.iananthonyestates.co.uk