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The Estate Agents



46 Thompson Avenue., Lancashire, L39 2BQ

Asking Price £235,000

NO UPWARD CHAIN!

STUDENT RENTAL INVESTMENT/RESIDENTIAL PROPERTY WITH HMO LICENCE!

This well-presented semi-detached property provides an excellent opportunity for either an investor or a residential property. Ground floor accommodation comprises an entrance hall, kitchen and utility room, bedrooms one and two, and conservatory whilst on the first floor, there are three bedrooms and two shower rooms. Outside there is a driveway providing off-road parking for several vehicles and a good-sized rear garden. The property is situated within easy reach of Ormskirk town centre and all its associated amenities.

FRONT DOOR

Part glazed UPVC door to:-

ENTRANCE HALL

Window to front aspect, understairs storage cupboard, stairs to the first floor.

KITCHEN 6'7" x 6 (2.01m x 1.83m)



Window to side aspect, fitted units, stainless steel sink and drainer, integrated electric oven, gas hob, overhead extractor hood, part tiled walls.

UTILITY ROOM

Space for washing machine and tall fridge freezer.

DINING AREA 9'2" x 8'8" (2.79m x 2.64m)

Sliding door to:-

LOUNGE / CONSERVATORY 14'2" x 13'8" (4.32m x 4.17m)



UPVC frame with insulated roof.

BEDROOM 1 11'8" x 10'7" (3.56m x 3.23m)



Window to front aspect.

BEDROOM 2 9'1" x 8'8" (2.77m x 2.64m)



Window to rear aspect, built-in wardrobes.

FIRST FLOOR

Stairs to first floor, landing cupboard, loft access.

BEDROOM 3 11'9" x 10'10" (3.58m x 3.30m)



Window to front aspect.

BEDROOM 4 13'1" x 7'8" to robes (3.99m x 2.34m to robes)



Window to front aspect.

BEDROOM 5 9'8" x 9'1" (2.95m x 2.77m)



Window to rear aspect.

SHOWER ROOM 1 5'1" x 5' (1.55m x 1.52m)



Window to rear aspect, corner shower cubicle, washbasin, WC, part tiled walls.

SHOWER ROOM 2 4'8" x 8'1" (1.42m x 2.46m)



Window to rear aspect, walk-in shower cubicle, washbasin, WC, part tiled walls.

OUTSIDE

FRONT GARDEN

Small plant border, gravel area paved driveway to front and side.

REAR GARDEN



Lawn and patio area, open playing fields to rear aspect.

TENURE

FREEHOLD

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band B

VIEWINGS

Viewing strictly by appointment through the Agents.

ADDITIONAL INFORMATION

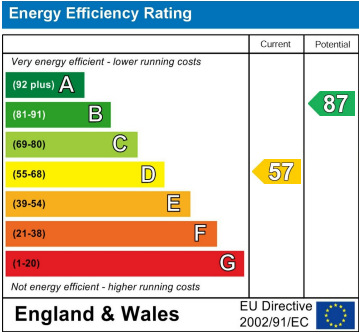
The property has a gas central heating system and is double glazed throughout.

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