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The Estate Agents



3 Court Green, Ormskirk, L39 1LH

Asking Price £250,000

NO UPWARD CHAIN!

Semi detached dormer bungalow situated in a popular residential location convenient for Ormskirk town centre and all its associated amenities. Ground floor accommodation comprises a living room, dining room, kitchen, shower room, conservatory and bedroom whilst to the first floor there are a further two bedrooms. Outside there is a detached garage, easily maintained front garden and good sized attractive rear garden.

FRONT DOOR & ENTRANCE HALL

Door to side aspect, staircase to first floor, airing cupboard, meter cupboard.

LIVING ROOM 15'9" x 11'2" (4.80m x 3.40m)



Patio doors leading to conservatory, living flame gas fire set in a brick built surround and wooden mantle, under stairs storage cupboard, TV point.

DINING ROOM 11'8" x 8'8" (3.56m x 2.64m)



Window to front aspect.

KITCHEN 11'9" x 10'4" (3.58m x 3.15m)



Window to rear aspect, fitted kitchen with a range of base and wall units, stainless steel single drainer sink unit, integrated gas hob with overhead extractor, integrated electric oven, plumbing and space for washing machine and dishwasher, space for fridge and freezer, part tiled walls, door to rear aspect.

CONSERVATORY 9'11" x 9'11" (3.02m x 3.02m)



UPVC frame with door to side aspect, ceiling fan, tiled floor.

BEDROOM ONE 11'10" x 11'2" (3.61m x 3.40m)



Window to front aspect, fitted wardrobes and dressing table.

SHOWER ROOM



Window to side aspect, white suite comprising a shower cubicle, WC, washbasin in vanity unit, part tiled walls, spotlights.

FIRST FLOOR

STAIRS & LANDING

Two large storage cupboards.

BEDROOM TWO 12'2" x 11'11" (3.71m x 3.63m)



Window to rear aspect.

BEDROOM THREE 11'2" x 6'6" (3.40m x 1.98m)



Skylight window, under eaves storage cupboard.

OUTSIDE

FRONT GARDEN



Indian stone paved driveway providing ample space for parking, gravelled garden with circular feature, gate to side aspect leading to rear garden.

DETACHED GARAGE

Up and over door, power and light, window and door to side aspect.

REAR GARDEN



Good sized attractive rear garden with a generous sized patio area, lawn, variety of well established trees, plants and shrubs, hedge borders, outside tap, greenhouse.

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 65D. It has the potential to be 82B,

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band D

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 understand the Tenure of this property is Freehold and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

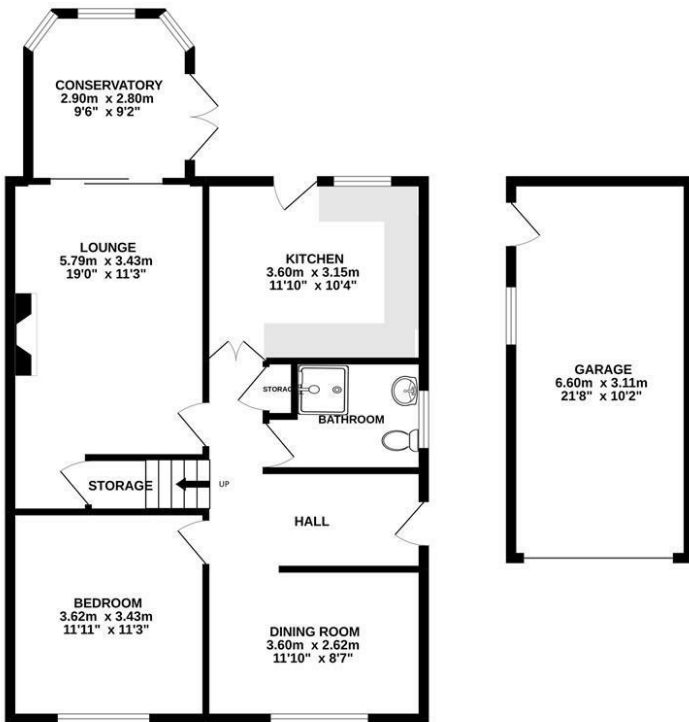
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VIEWINGS

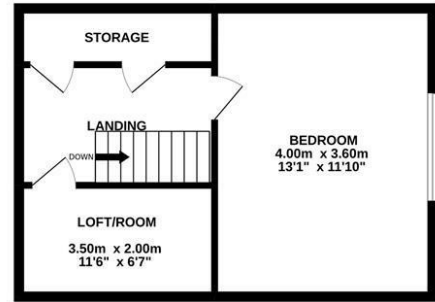
Viewing strictly by appointment through the Agents.

Floor Plan

GROUND FLOOR
96.1 sq.m. (1034 sq.ft.) approx.



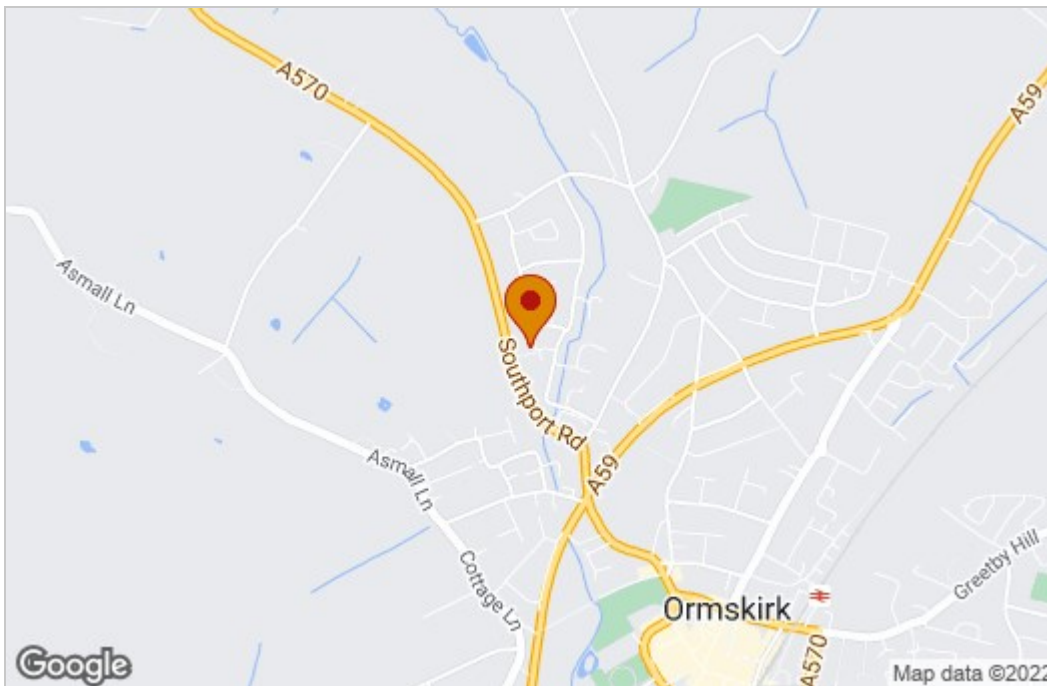
1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



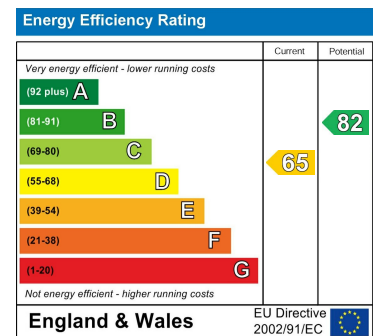
TOTAL FLOOR AREA: 132.6 sq.m. (1428 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.