



20 Holborn Drive

Ormskirk Lancashire, L39 3QL

Asking Price £400,000



A detached property situated in a popular residential area within easy reach of Ormskirk town centre and its associated amenities. Ground floor accommodation comprises a living room, dining room, kitchen/breakfast room, office and cloakroom, whilst to the first floor there is a master bedroom with ensuite, three further bedrooms and a family bathroom. Outside there is driveway, double garage, and gardens with open aspects to the rear.



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FRONT DOOR

Part glazed UPVC door with glazed side panel to:-

ENTRANCE HALL

Stairs to first floor, door to:-

CLOAKROOM

Window to front aspect, WC, washbasin, tiled walls.

LIVING ROOM 16'3" x 12'3" (4.95 x 3.73)

Bay window to front aspect, gas fire with marble surround, French doors to:-

DINING ROOM 12'3" x 9'1" (3.73 x 2.77)

French door to rear aspect, door to:-

KITCHEN/BREAKFAST ROOM 12'6" x 15'1" (3.81 x 4.6)

Window to rear aspect, a range of fitted units with island/breakfast bar all with granite worktops and splash backs, inset stainless steel sink, integrated electric oven, gas hob with overhead extractor hood, integrated fridge/freezer, washing machine and dishwasher, tiled floor, spotlights.

OFFICE 9'8" x 5'7" (2.95 x 1.7)

Window to front and side aspect, a range of fitted office furniture.

FIRST FLOOR

Stairs to first floor, landing storage cupboard, loft access.

MASTER BEDROOM 12'3" x 9'4" (3.73 x 2.84)

Window to front aspect, fitted wardrobes with matching furniture, door to:-

ENSUITE

Window to front aspect, WC, washbasin, heated towel radiator, spotlights.

BEDROOM 2 12'5" x 9'1" (3.78 x 2.77)

Window to front aspect, fitted wardrobes with matching units.

BEDROOM 3 9'2" x 8'9" (2.79 x 2.67)

Window to rear aspect, fitted wardrobes with matching furniture, spotlights.

BEDROOM 4 8'7" x 8'2" (2.62 x 2.49)

Window to rear aspect.

FAMILY BATHROOM

Window to rear aspect, washbasin, bath, WC, spotlights, tiled walls, tiled floor.

OUTSIDE

FRONT GARDEN

Lawn with path to front and gate to side aspect.

DETACHED DOUBLE GARAGE

Up and over door to front aspect, power and light.

REAR GARDEN

Private rear garden with stunning open views to rear aspect, large patio area, raised walled flower borders, lawn and mature hedges.

ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band E

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.

VIEWING

Viewing strictly by appointment through the Agents.

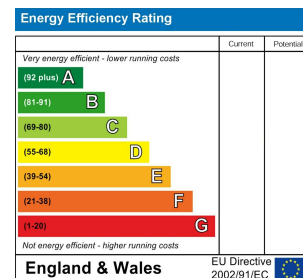
Area Map



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.

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