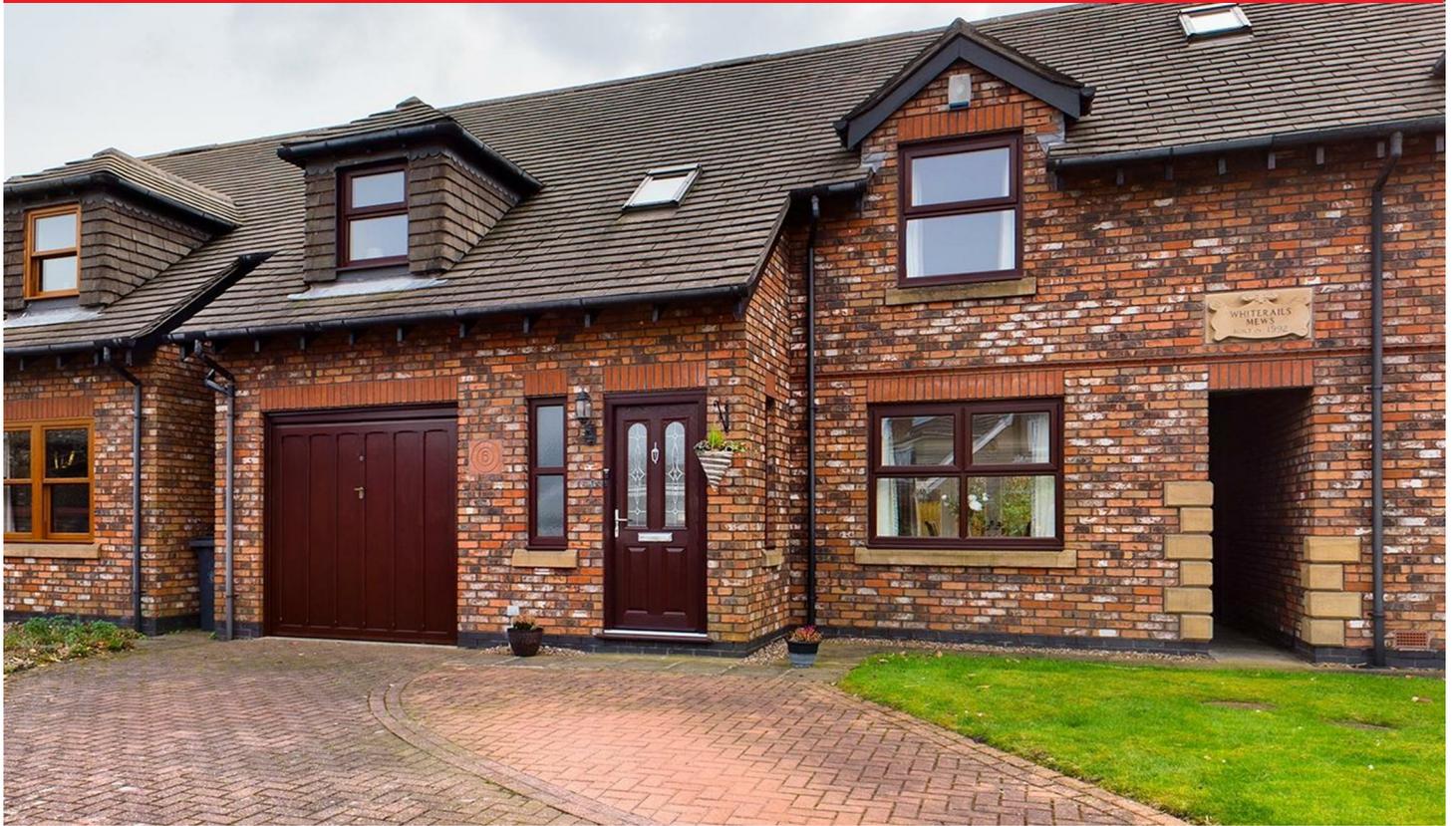


# Ian Anthony

The Estate Agents



**6 Whiterails Mews, Ormskirk, L39 8RQ**

**Asking Price £335,000**

Immaculately presented linked detached mews style property situated in a popular residential location convenient for Ormskirk town centre and all its associated amenities. Ground floor comprises a spacious living room/dining room, kitchen/diner, utility room and cloakroom. To the first floor there are three good sized bedrooms and a family bathroom. Outside there is an integral garage and easily maintained gardens to the front and rear. Viewing advised to appreciate the accommodation on offer.

## FRONT DOOR & ENTRANCE HALL



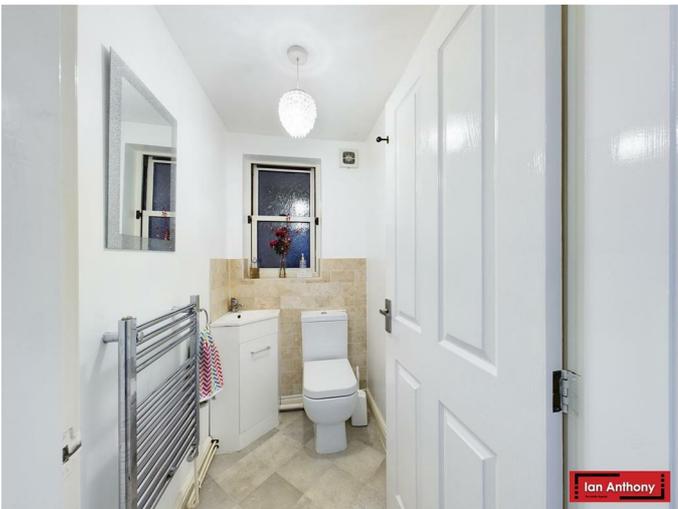
Composite door to front aspect, windows to front and side aspect, double height ceiling, staircase to first floor, telephone point, laminate floor.

## LIVING ROOM/DINING ROOM



Window to front aspect, gas fire set in a marble fireplace, wall light points, TV point, dining area, French doors to rear aspect, doors to under stairs storage cupboard, integral garage and cloakroom.

## DOWNSTAIRS WC



Window to side aspect, white suite comprising a washbasin in vanity unit, WC, chrome ladder radiator, extractor fan.

## KITCHEN/DINER



Windows to rear aspect, fitted kitchen with a range of base and wall units, part granite worktop and upstands, inset 1.5 bowl stainless steel and drainer, integrated 5 ring gas hob with overhead cooker hood, integrated electric oven, space for dishwasher, fridge and freezer, part tiled walls, dining area, tiled floor, door to utility room.

## UTILITY ROOM

Window to rear aspect, base and wall units, single drainer sink unit, plumbing for washing machine, space for dryer, part tiled walls, tiled floor, door to side aspect.

## FIRST FLOOR

### STAIRS & LANDING



Window to rear aspect, skylight window, good sized galleried landing with office/study area, loft access.

## MASTER BEDROOM



Window to front aspect, door to ensuite.

## ENSUITE



Window to side aspect, WC, pedestal washbasin, part tiled walls, extractor.

## BEDROOM TWO

Window to front aspect, door to walk-in wardrobe.

## BEDROOM THREE



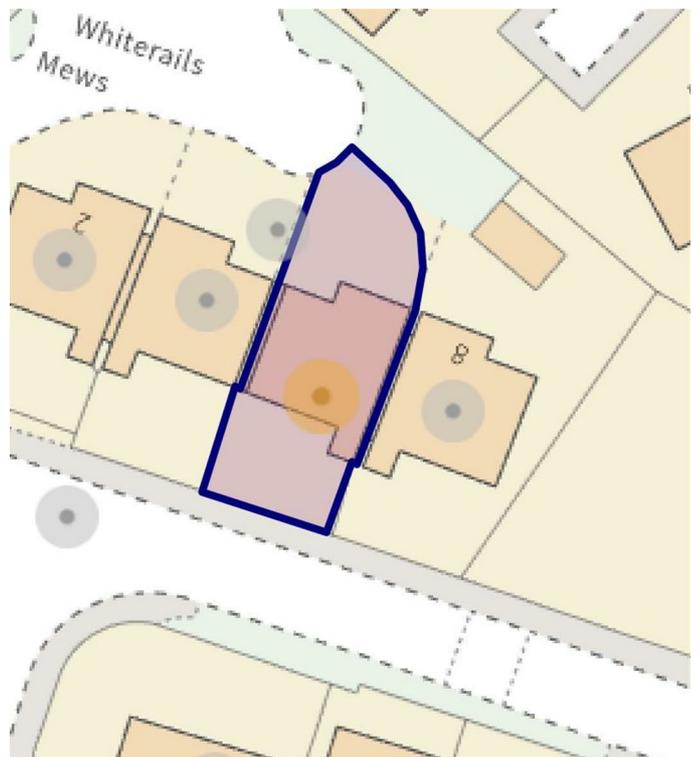
Window to rear aspect, door to walk-in wardrobe.

## FAMILY BATHROOM



Window to rear aspect, white suite comprising a bath, large shower cubicle, WC, pedestal washbasin, door to large airing / storage cupboard, chrome ladder radiator, tiled walls, spotlights.

## OUTSIDE



## FRONT GARDEN



Block paved driveway providing ample space for parking, lawn.

## GARAGE

Integral garage with up and over door, power and light.

## REAR GARDEN



Attractive easily maintained rear garden, Indian paved seating area, gravelled area with a variety of plants and shrubs, outside tap, gate to side aspect.

## 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 70C. 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 cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

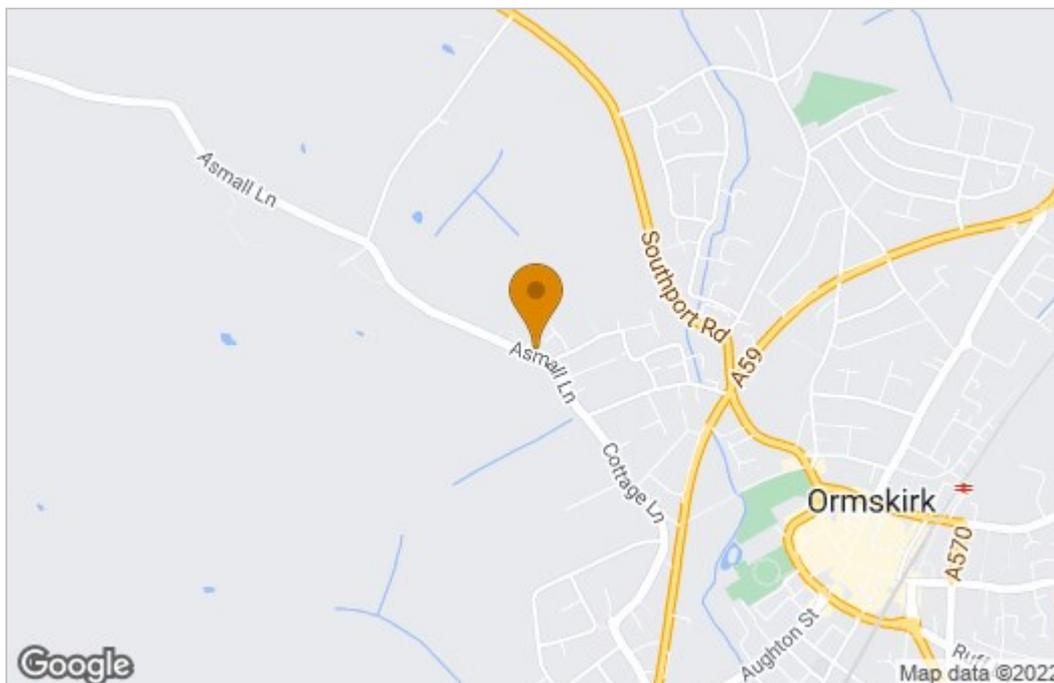
## VIEWINGS

Viewing strictly by appointment through the Agents.

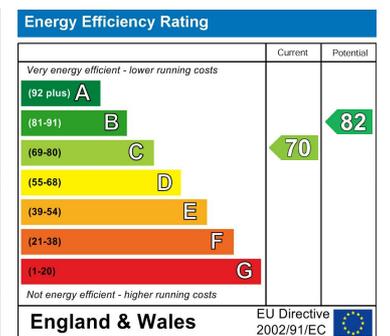
# Floor Plan



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