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The Estate Agents



28 Beechwood Drive, Lancashire, L39 3NX

Asking Price £250,000

NO UPWARD CHAIN!

Well presented semi-detached bungalow on Beechwood Drive, Ormskirk. Ideally located and in a popular residential area, just a short drive from Ormskirk town centre. The accommodation briefly comprises of an entrance hall, living/dining room, fitted kitchen, bathroom and two bedrooms. Externally the property offers an attractive front garden, detached garage and a large mature rear garden.

ENTRANCE HALL 5'11" x 3'5" (1.80m x 1.04m)



UPVC part glazed door, meter cupboard and door leading:-

LIVING/DINING ROOM 15'10" x 12'3" (4.83m x 3.73m)



Window to front aspect. Living flame gas fire with marble hearth and wood surround. Doors leading: -

KITCHEN 10'10" x 6'0" (3.30m x 1.83m)



Window and door to the side aspect. Comprising a traditional style kitchen with ample units to wall and floor, work surface over. Stainless steel sink unit, tiled splashbacks. Appliances include a freestanding oven and hob, space for fridge and freezer. Plumbing and space are available for a washing machine. Part tiled walls and vinyl flooring.

INNER HALLWAY

Doors leading:-

BEDROOM 1 15'3" x 9'2" (4.65m x 2.79m)



Window to rear aspect overlooking well-manicured gardens. Features a range of fitted wardrobes, drawers and overbed units complimented by a bedside cabinet.

BEDROOM 2 10'2" x 9'1" (3.10m x 2.77m)



Window to rear aspect.

FAMILY BATHROOM 6'0" x 6'0" (1.83m x 1.83m)



Window to side aspect, white bathroom suite comprises

of a WC, pedestal washbasin and bath with shower over.
Part tiled walls.

OUTSIDE

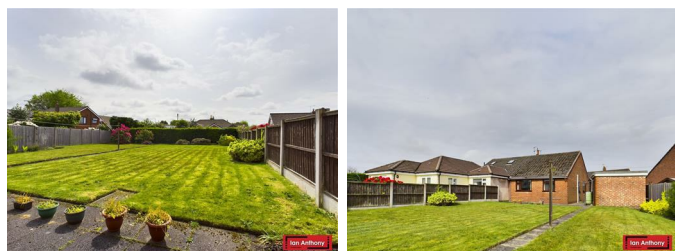
FRONT GARDEN

Paved driveway providing ample space for parking, timber gates to side aspect leading to a detached garage, lawn with borders and brick wall fenced boundaries.

DETACHED GARAGE 19'3" x 8'10" (5.87m x 2.69m)

Up and over door, power and lighting, vehicle inspection pit, window and door to side aspect.

REAR GARDEN



Stunning generous sized private rear garden with an abundance of plants and flowering shrubs, hedge borders, extensive lawn area, paved patio, hedge borders, outside tap.

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 69C. It has the potential to be 85B,

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band C.

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. WE HAVE BEEN ADVISED BY THE VENDOR THAT THE PROPERTY IS FREEHOLD.

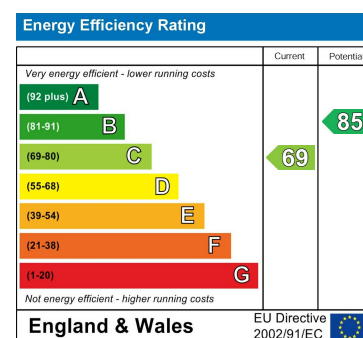
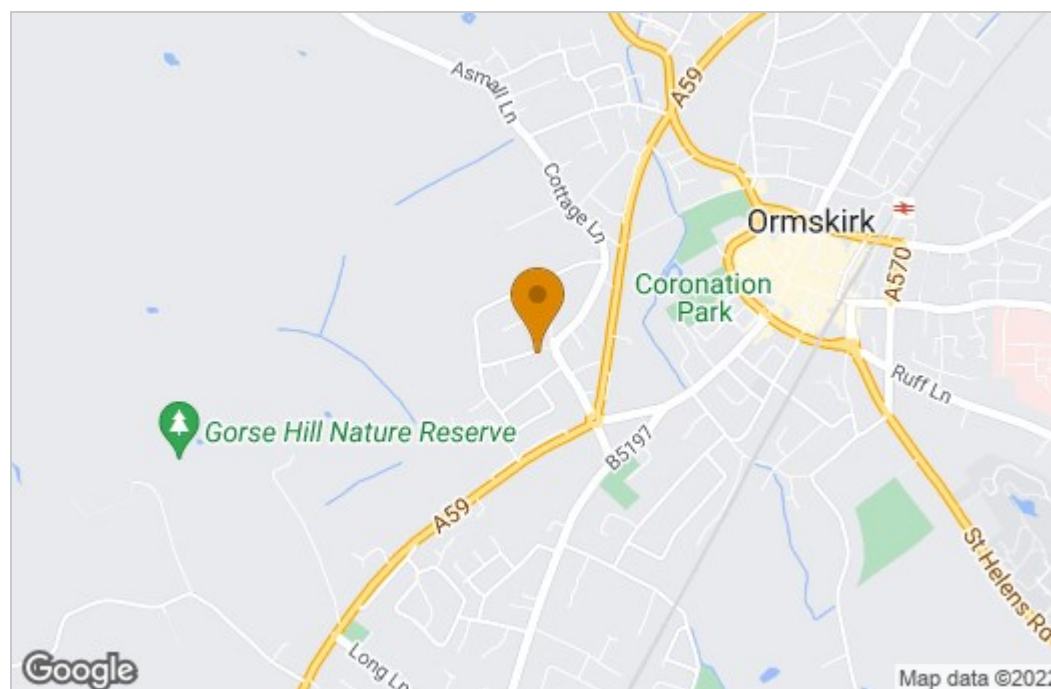
VIEWINGS

Viewing strictly by appointment through the Agents.

Floor Plan



Area Map



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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