

# Ian Anthony

The Estate Agents



**17 Scott Drive, Ormskirk, L39 1PP**

**Asking Price £179,950**

**NO UPWARD CHAIN!**

Well presented mid terraced property which has been recently refurbished throughout to a high standard. The ground floor accommodation comprises a living room, cloakroom, dining room and modern fitted kitchen whilst to the first floor there are three bedrooms and a family bathroom. Outside there are gardens to the front and rear. The property is situated in a popular residential location and is convenient for Ormskirk town centre.

## **OPEN PORCH**

Open porch with a tiled floor.

## **FRONT DOOR & ENTRANCE HALL**

Composite door to front aspect, spindle staircase to first floor, door to cloakroom, laminate floor.

## **CLOAKROOM**

White suite comprising a WC, washbasin in a vanity unit, laminate floor.

## **LIVING ROOM 14'1" x 11'2" (4.29m x 3.40m)**

Window to front aspect, electric fire set in a decorative fireplace, TV point, telephone point.

## **DINING ROOM 16'8" max x 8'5" max (5.08m max x 2.57m max)**

French doors to rear aspect, laminate floor, door to kitchen.

## **KITCHEN 11'11" x 8'1" (3.63m x 2.46m)**

Fitted kitchen with a range of high gloss base and wall units, stainless steel single drainer sink unit, integrated electric oven, integrated microwave, integrated electric hob with cooker hood, integrated dishwasher, integrated fridge freezer, space for washing machine, part tiled walls.

## **FIRST FLOOR**

### **STAIRS & LANDING**

Galleried landing with loft access.

### **BEDROOM ONE 10'5" x 10'2" (3.18m x 3.10m)**

Window to front aspect.

### **BEDROOM TWO 12'4" x 9'4" (3.76m x 2.84m)**

Window to rear aspect, storage cupboard.

### **BEDROOM THREE 7'10" x 6'8" (2.39m x 2.03m)**

Window to front aspect.

## **BATHROOM**

Window to rear aspect, white suite comprising a WC, washbasin in vanity unit, bath with shower and screen, part tiled walls, chrome ladder radiator, tiled floor.

## **OUTSIDE**

### **FRONT GARDEN**

Paved pathway leading to the front door, hedge border, mature shrubs.

### **REAR GARDEN**

Fenced rear garden with a paved patio area, mature shrubs.

## **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 73C. It has the potential to be 88B.

## **LOCAL AUTHORITY**

West Lancashire Borough Council, Council Tax - Band B

## **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**

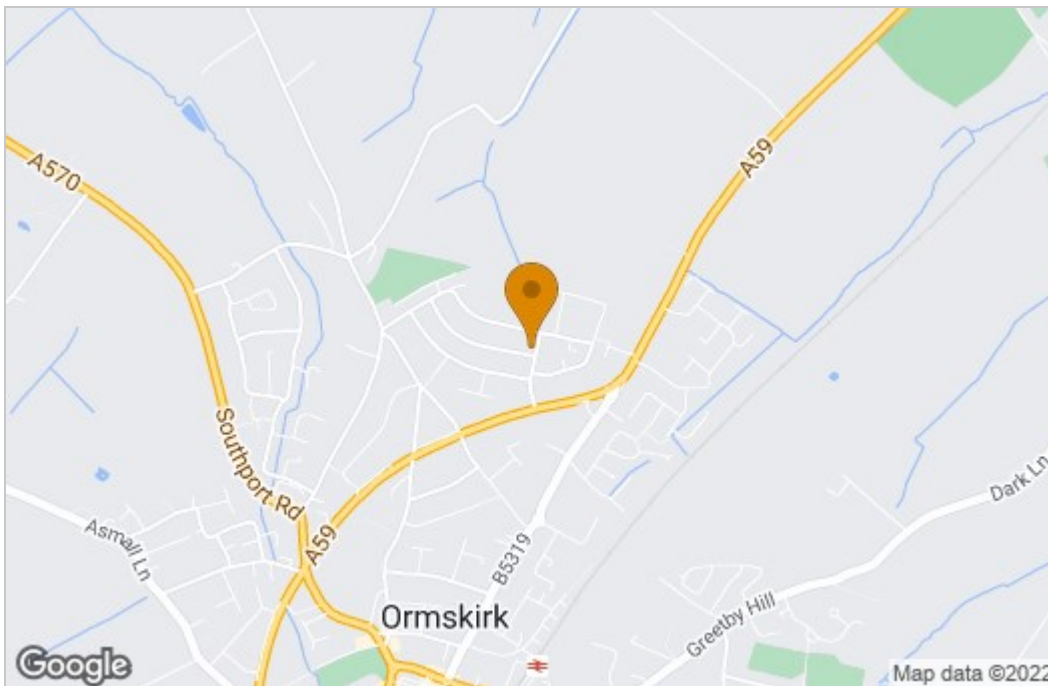
PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

## **VIEWINGS**

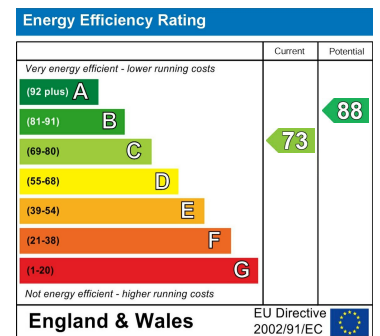
Viewing strictly by appointment through the Agents.

## 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.

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