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The Estate Agents



6 Cherry Green, L39 5EJ

Asking Price £265,000

NO UPWARD CHAIN!

Delightful well presented semi detached property situated in a popular residential location convenient for local amenities. Ground floor accommodation comprises a porch, living/sitting room and kitchen/diner whilst to the first floor there are three bedrooms and a family bathroom. Outside there is a garage and easily maintained gardens to front and rear.

PORCH

Window to front aspect, door to side aspect, door to living/sitting room.

LIVING/SITTING ROOM



Window to front aspect, decorative fireplace with a marble back and hearth, TV point, spindle staircase leading to the first floor, laminate floor, patio doors to rear aspect, door to kitchen/diner.

KITCHEN/DINER



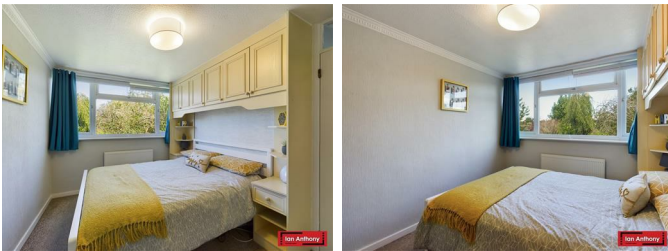
Windows to rear aspect, fitted kitchen with a range of base and wall units, 1½ bowl porcelain sink unit, integrated electric hob with overhead extractor, integrated electric double oven, integrated fridge, tiled floor, door to garage, door to side aspect.

FIRST FLOOR

STAIRS & LANDING

Loft access with loft ladder, boarded loft with skylight window, built-in work bench and eaves storage, landing storage cupboard.

BEDROOM ONE



Window to rear aspect, a range of fitted wardrobes, drawers, overbed storage and bedside cabinets, tv point.

BEDROOM TWO



Window to front aspect, TV point.

BEDROOM THREE



Window to front aspect.

FAMILY BATHROOM



Window to rear aspect, white suite comprising a WC, washbasin, bath with shower and screen, tiled walls, tiled floor.

LOFT ROOM / OFFICE

Loft with storage area into eaves currently used as an office.

OUTSIDE

FRONT GARDEN

Paved driveway leading to the integral garage, lawn area.

GARAGE

Up and over door, power and light, plumbing for washing machine and dryer.

REAR GARDEN



Fenced private rear garden with a lawn, borders containing a variety of mature trees and shrubs, paved patio area, outside tap, the property benefits from not being overlooked at the rear.

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 . It has the potential to be ,

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band

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.

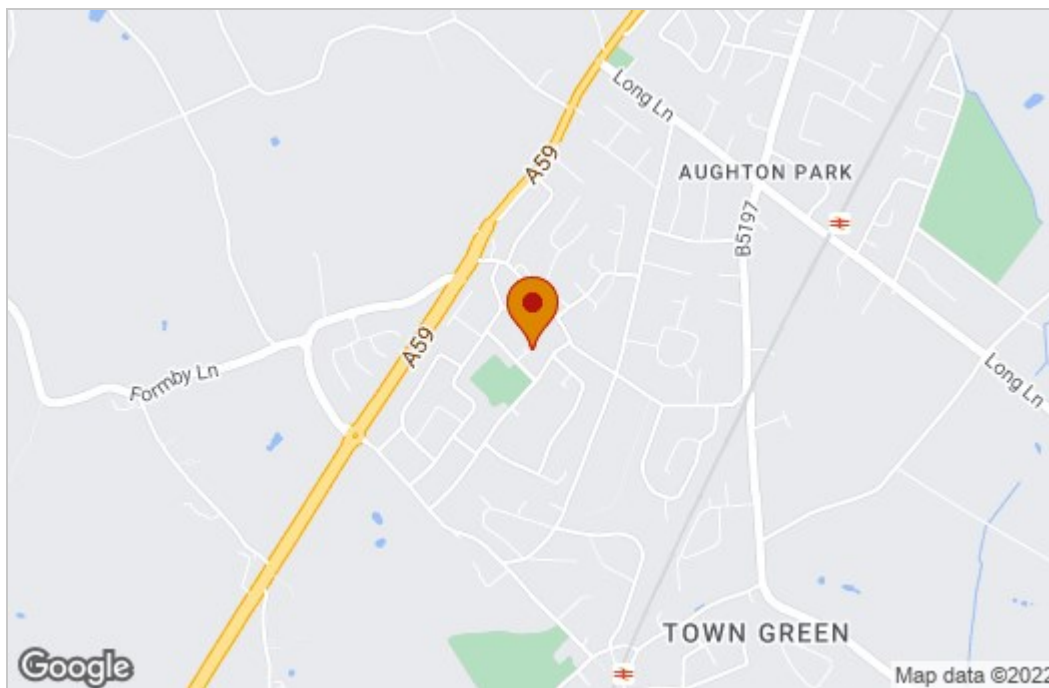
VIEWINGS

Viewing strictly by appointment through the Agents.

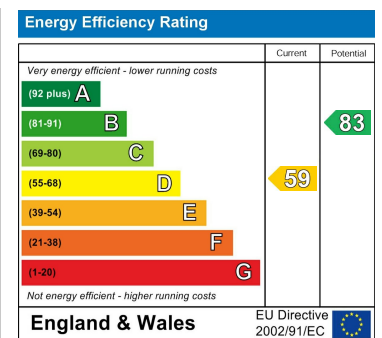
Floor Plan



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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