

# Ian Anthony

## The Estate Agents



**14 Hallmoor Close,, L39 4UQ**

**Asking Price £399,950**

A delightful detached property located in a cul-de-sac position in the sought after residential Aughton Park area convenient for local amenities. Ground floor accommodation comprises a cloakroom, living/dining room, sitting room and fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Outside there is ample driveway parking to the front, garage and attractive well established rear garden.

## PORCH & ENTRANCE HALL



Front porch set upon a dwarf wall with windows to front and side aspect. UPVC doors into the porch and into the entrance hall.

## CLOAKROOM



Window to rear aspect, white suite comprising a WC, pedestal washbasin, part tiled walls and ceiling spotlights.

## ENTRANCE HALL



Window to front aspect, staircase to first floor, under stairs storage cupboard and laminate flooring.

## LIVING ROOM / DINING ROOM 21'11" x 12'4" (6.68m x 3.76m)



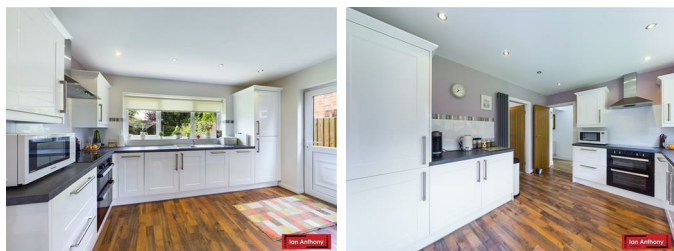
Window to front aspect with integrated blinds, living flame gas fire set in a Limestone surround, TV point, laminate floor and patio doors to rear aspect.

## SITTING ROOM 11'9" x 10'10" (3.58m x 3.30m)



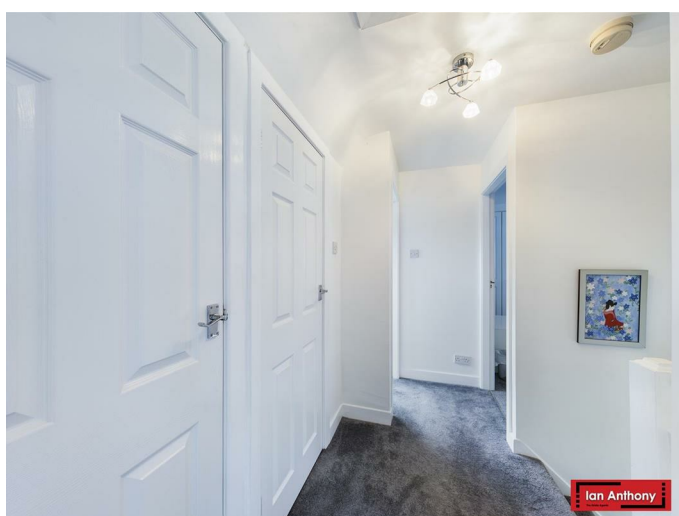
Window to front aspect and a TV point.

### **KITCHEN 12'10" x 9'6" (3.91m x 2.90m)**



Window to rear aspect, modern fitted kitchen with a range of base and wall units, stainless steel single drainer sink unit, integrated electric double oven, electric hob with cooker hood, integrated washing machine and a dishwasher. Part tiled walls, laminate flooring and ceiling spotlights. Door to rear aspect out to the rear garden.

### **STAIRS & LANDING**



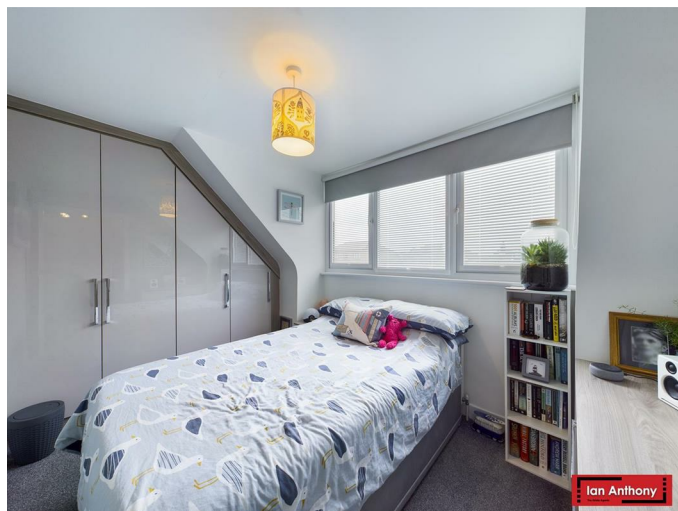
Loft access and ample built-in storage space.

### **BEDROOM ONE 13'1" x 10'2" (3.99m x 3.10m)**



Window to front aspect, high gloss fitted wardrobes and dressing table.

### **BEDROOM TWO 10'3" x 8'1" (3.12m x 2.46m)**



Window to rear aspect, high gloss fitted wardrobes and drawers.

### **BEDROOM THREE 10'2" x 8'9" (3.10m x 2.67m)**



Window to front aspect, fitted wardrobes.

### **BATHROOM 10'7" x 8'1" (3.23m x 2.46m)**

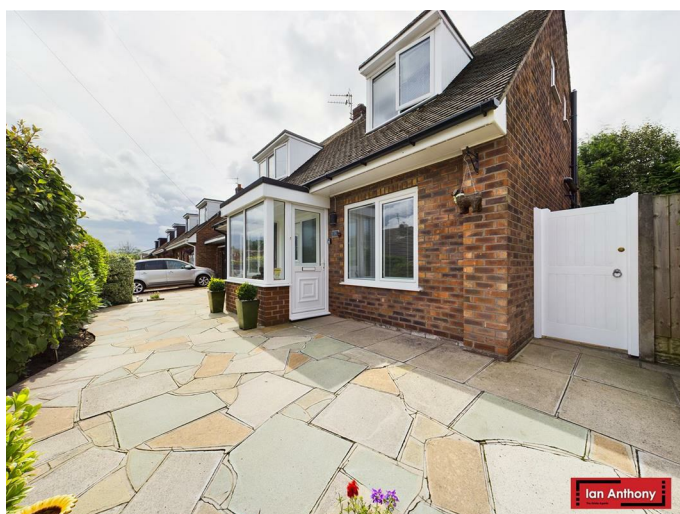


Window to rear and side aspect, modern white suite comprising a bath, shower cubicle, WC, washbasin in vanity unit, chrome ladder radiator, tiled walls, tiled floor.

## OUTSIDE



## FRONT ASPECT



Paved driveway and garden providing ample space for parking, a variety of well established shrubs, gate to side aspect leading to rear garden.

## GARAGE 16'6" x 8'11" (5.03m x 2.72m)



Up and over door, power and light.

## REAR GARDEN



Attractive fenced rear garden with a lawn, paved patio area, a variety of mature trees, shrubs and plants.

## ADDITIONAL INFORMATION

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

## ENERGY PERFORMANCE RATING

The property's current energy rating is 57. It has the potential to be 76.

## 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.

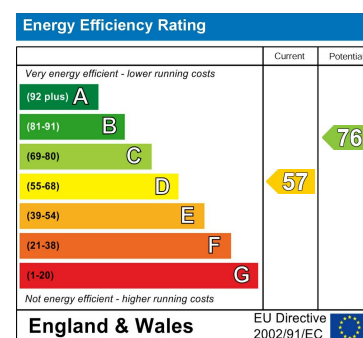
## VIEWINGS

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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