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The Estate Agents



47 Windrows, Lancashire, WN8 8NN

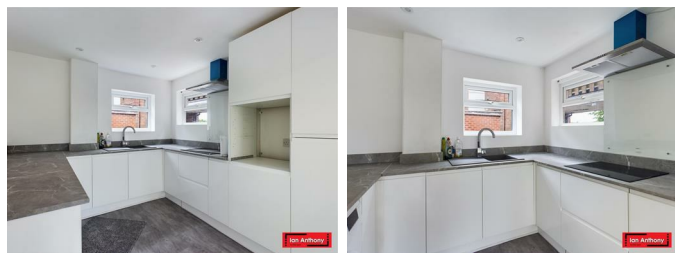
Asking Price £115,000

Recently refurbished end of terrace property situated in the popular residential location of Old Skelmersdale convenient for the town centre and all its associated amenities and fantastic access to the M58, M6 and beyond. Accommodation briefly comprises of an entrance hall, kitchen, living room, Whilst to the first floor there are three bedrooms and a family bathroom. Outside there is a garden to the rear and off road parking. Early viewing is highly recommended to appreciate the accommodation on offer.

FRONT DOOR & ENTRANCE HALL 3'0 x 5'6 (0.91m x 1.68m)

UPVC door to side aspect, ½ turn staircase to first floor.

KITCHEN 10'5 x 8'8 (3.18m x 2.64m)



Windows to front and side aspect, fitted kitchen with a range of base and wall units, composite sink unit and drainer, integrated induction hob, plumbing for washing machine.

LIVING ROOM 11'7 x 23'9 (3.53m x 7.24m)



Window to rear aspect, patio doors to rear aspect, grey effect laminate floor, ceiling spotlights.

FIRST FLOOR

STAIRS & LANDING

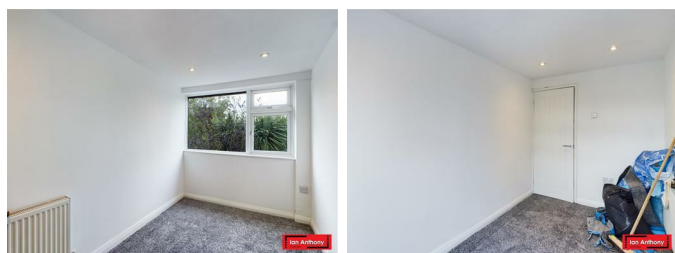
Window to side aspect.

BEDROOM ONE 11'9 x 10'9 (3.58m x 3.28m)



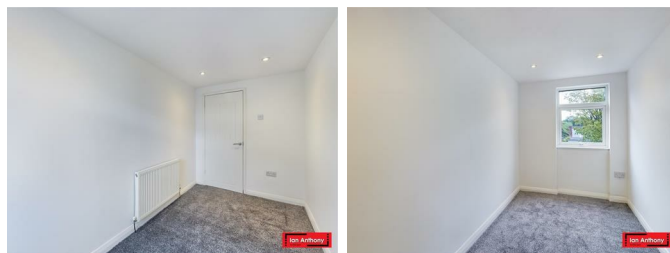
Window to rear aspect, built-in cupboard housing gas central heating boiler, ceiling spotlights.

BEDROOM TWO 11'11 x 6'5 (3.63m x 1.96m)



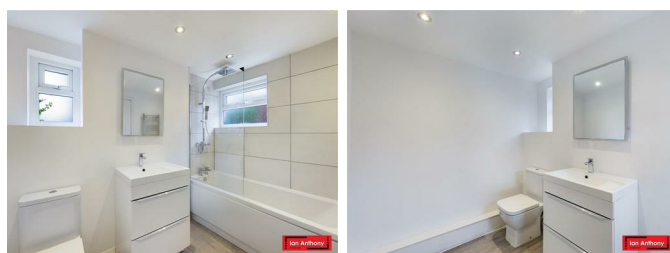
Window to rear aspect, ceiling spotlights.

BEDROOM THREE 11'9 x 6'1 (3.58m x 1.85m)



Window to rear aspect, ceiling spotlights.

BATHROOM 6'2 x 8'8 (1.88m x 2.64m)



Windows to rear and side aspect, suite comprising a bath with shower and screen, WC, washbasin in vanity unit, part tiled walls, laminate floor.

OUTSIDE

REAR GARDEN

Brick boundaries with established trees. Paved patio area and gate leading to rear parking.

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 52E. It has the potential to be, 74C.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band A

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.

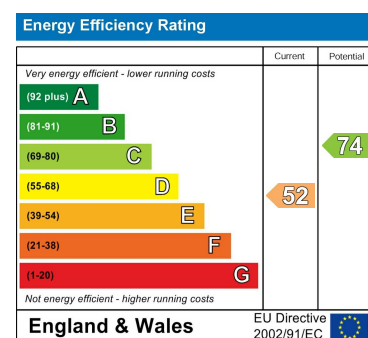
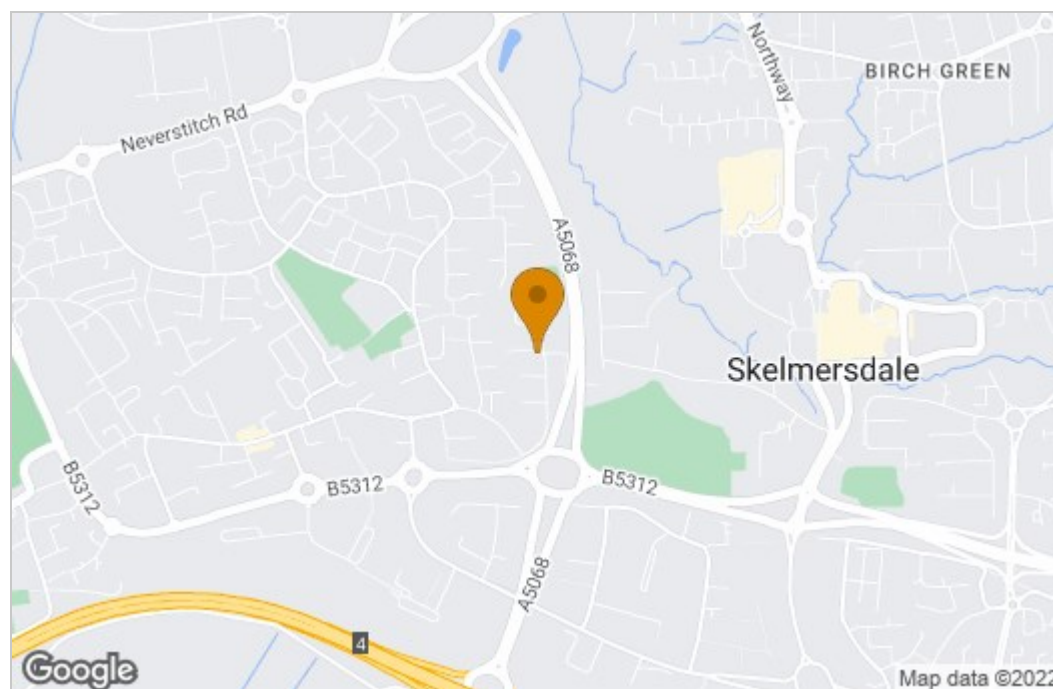
VIEWINGS

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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