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The Estate Agents



18 Holborn Hill, Ormskirk, L39 3LH

£285,000

A three bedroom semi detached property on Holborn Hill, Ormskirk. Accommodation briefly comprises an entrance hall, downstairs WC, kitchen, living room and lounge/diner. To the first floor, there are three bedrooms and a family bathroom. Externally the property offers an attractive front aspect with two driveways and a garden to the rear with an established private garden. Early viewing is recommended. Call to arrange a viewing on 01695 580 888.

FRONT DOOR

Glazed double UPVC doors to:-

PORCH

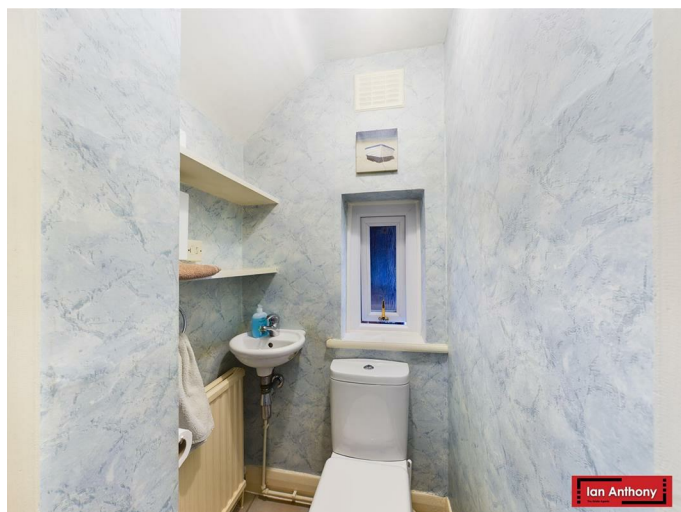
Wooden glazed door to:-

ENTRANCE HALL



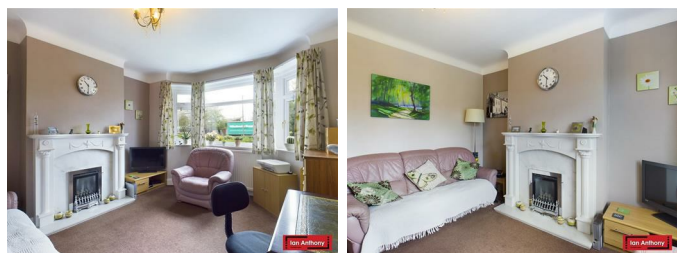
Stairs to first floor, understairs storage cupboard, door to:-

CLOAKROOM



Window to side aspect, WC and washbasin.

LIVING ROOM 12'11" x 11'9" (3.94m x 3.58m)



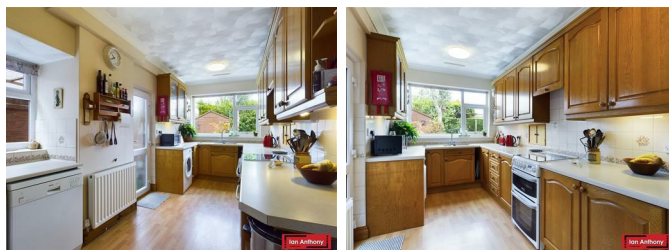
Bay window to front aspect, gas living flame fire.

LOUNGE / DINER 21'8" x 11'5" (6.60m x 3.48m)



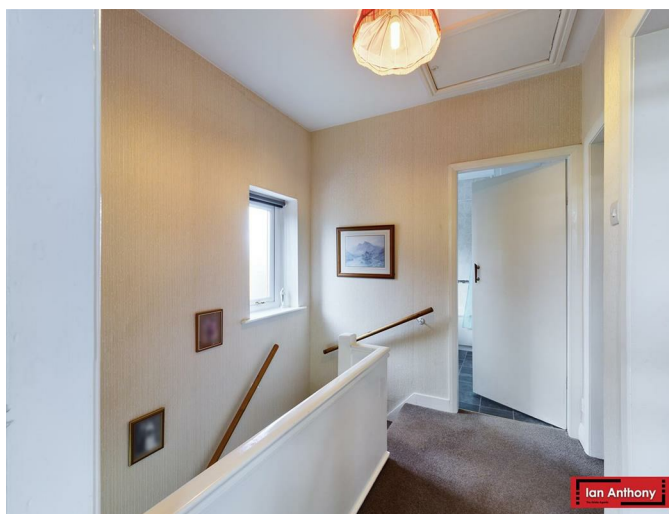
French doors to rear aspect, gas fire with wooden surround, serving hatch to kitchen.

KITCHEN 17'7" x 8'10" (5.36m x 2.69m)



Windows to side and rear aspect, part glazed door to side aspect, a range of fitted units, 1.5 bowl stainless steel sink and drainer, space and plumbing for gas oven, washing machine, dishwasher, tumble dryer and fridge/freezer, part tiled walls, laminate floor.

FIRST FLOOR



Stairs to first floor, landing window to side aspect, loft access.

BEDROOM 1 13'9" x 12' (4.19m x 3.66m)



Bay window to front aspect.

BEDROOM 2 11'10" x 11'8" (3.61m x 3.56m)



Window to rear aspect.

BEDROOM 3 7'3" x 6'11" (2.21m x 2.11m)



Window to front aspect.

FAMILY BATHROOM 8'3" x 7'2" (2.51m x 2.18m)



Window to side aspect, bath with shower over, washbasin in vanity unit, WC, tiled walls. Also features shaver light dual voltage socket over mirror.

OUTSIDE

FRONT GARDEN



Wall front, paved driveway, lawn and mature flower borders, door to lean to.

SECOND FRONT GARDEN AREA



Additional gravel parking area, lawn, flower border, mature shrubs and trees

REAR GARDEN



Raised wall flower borders, lawn, mature flower and shrub borders, patio area, wooden garden shed.

ADDITIONAL INFORMATION

The property has a gas central heating system and is double glazed throughout.

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

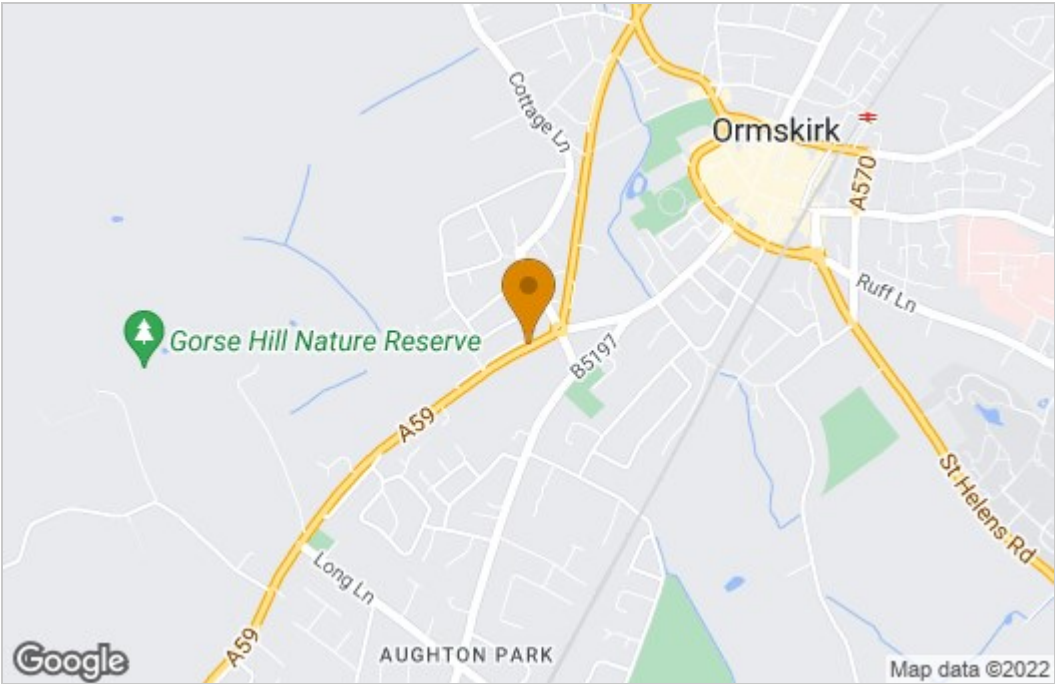
PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

VIEWINGS

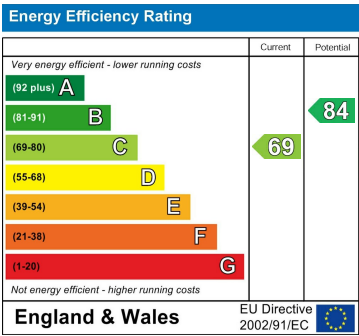
Viewing strictly by appointment through the Agents.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.