

Ian Anthony

The Estate Agents



DO YOU HAVE A
PROPERTY LIKE THIS?
WHY NOT CALL IAN ANTHONY FOR A FREE VALUATION

01695 580888



2 Pinfold Lane, Ormskirk, L40 8HR

Asking Price £225,000

Delightful mid terraced cottage offering living space full of charm and character and with many original features, the property is situated in a semi rural location with wonderful open views over surrounding countryside to the front. Ground floor accommodation comprises a living room, kitchen and bedroom whilst to the first floor there is a further bedroom and bathroom. Outside there is a front garden providing off road parking and a generous sized garden approximately 0.23 acres to the rear.

VESTIBULE

Door to front aspect, door to living room.

LIVING ROOM 20'11" x 14'2" (6.38m x 4.32m)



Window to front aspect, solid fuel wood burning stove set in a brick surround, stone hearth and wooden mantle, spindle staircase leading to first floor, under stairs storage cupboard, TV point, original beams to ceiling, tiled floor.

KITCHEN 12'4" x 9'0" (3.76m x 2.74m)



Fitted kitchen with a range of base and wall units, single drainer sink unit, cooker point, cooker hood, plumbing and space for washing machine and dryer, space for tall fridge freezer, sky light window, part tiled walls, tiled floor, French doors leading to rear garden.

BEDROOM TWO 12'2" x 6'6" (3.71m x 1.98m)

Window to rear aspect, skylight window, original beams to ceiling, currently used as a bedroom.

FIRST FLOOR

STAIRS & LANDING

BEDROOM ONE 14'2" x 12'11" (4.32m x 3.94m)



Window to front aspect with wonderful open views, decorative fireplace.

BATHROOM



Window to rear aspect, white suite comprising a bath, WC, pedestal washbasin, chrome ladder radiator, extractor fan, part tiled walls, tiled floor.

OUTSIDE



FRONT GARDEN

Gravelled garden providing off road parking, shrub borders, hedge borders, lovely views over surrounding countryside.

REAR GARDEN



Generous sized rear garden approximately 0.23 acres, extensive lawn area, a variety of mature trees, shrub borders, paved patio area, vegetable patch, timber shed.

ADDITIONAL INFORMATION

The property is double glazed throughout.

ENERGY PERFORMANCE RATING

The property's current energy rating is 52E. It has the potential to be 84B.

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.

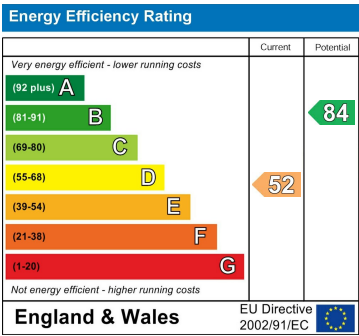
Floor Plan



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