

Ian Anthony

The Estate Agents



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

01695 580888



160 Southport Road, Ormskirk, L39 1LZ

Asking Price £195,000

Charming semi-detached bungalow on Southport Road in Ormskirk. Ideally located just a short distance from the Ormskirk town centre allowing ease of access to all of the towns associated amenities and travel connections. The property briefly comprises a front porch, entrance hall, two bedrooms, bathroom, living room, kitchen and a conservatory. Externally the property offers front and back gardens and off-road parking. To arrange a viewing please call Ian Anthony Estates on 01695 580 888.

FRONT PORCH 6'5 x 4'6 (1.96m x 1.37m)



UPVC front door into the front porch. Set upon a half wall and windows to the front and side aspects. Wooden door to :-

ENTRANCE HALL 8'5 x 2'7 (2.57m x 0.79m)



The entrance hall gives access to all rooms within the property as well as loft access.

BEDROOM ONE 12'10 x 9'11 (3.91m x 3.02m)



Bow window to the front aspect.

BEDROOM TWO 12'4 x 10'2 (3.76m x 3.10m)



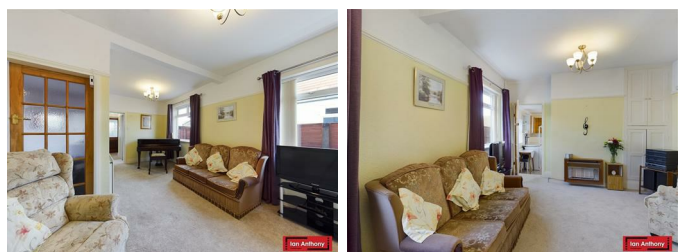
Window to the rear aspect, built-in storage and a door into the living room.

BATHROOM 8'2 x 5'5 (2.49m x 1.65m)



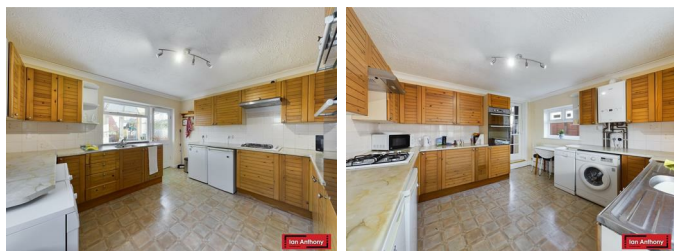
Window to the side aspect. The bathroom comprises a corner bath with shower over, WC, pedestal hand wash basin and an extractor fan. Part-tiled walls.

LIVING ROOM 18'5 x 11'10 (5.61m x 3.61m)



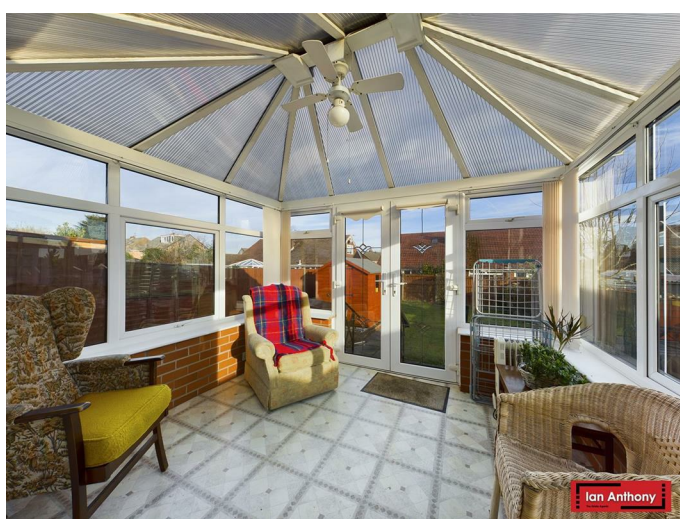
Two windows to the side aspect, a built-in storage cupboard and a gas fireplace are mounted onto the wall. Door into:-

KITCHEN 12'0 x 11'3 (3.66m x 3.43m)



Windows to both the rear and side aspects. Matching wall and base kitchen units with a boiler within, an integrated double oven, 1 & ½ stainless steel sink and a 4 ring gas hob with extractor hood overhead. Additional space and plumbing for a washer/dryer, fridge, freezer and a slimline dishwasher. Part-tiled walls around work surfaces and a door into the conservatory.

CONSERVATORY 9'11 x 8'11 (3.02m x 2.72m)



Set upon a dwarf wall with a UPVC frame and patio doors into the rear garden.

OUTSIDE

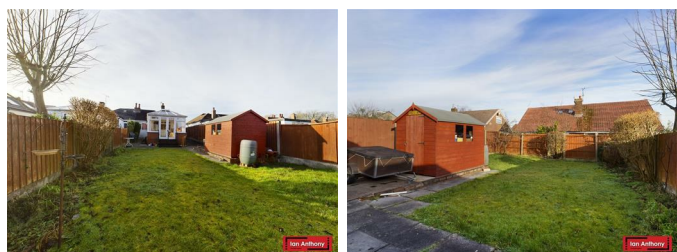


FRONT ASPECT



Tarmac off-road parking and a front lawn space complimented by hedge borders and side access to the rear of the property.

REAR GARDEN



Steps down from the conservatory into the rear garden with grass lawn, fences around and a garden shed.

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 TBD.

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.

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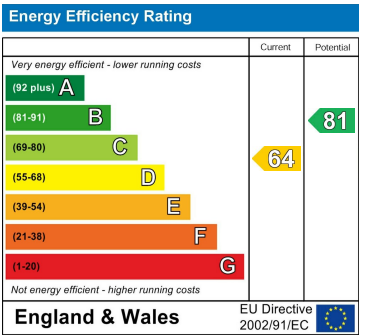
Floor Plan



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.