

# Ian Anthony

The Estate Agents



**27 Knowsley Road, Ormskirk, L39 4RB**

**Asking Price £425,000**

Spacious semi detached character property conveniently placed for Ormskirk town centre and local schools. The accommodation briefly comprises entrance hall, living room, dining room, kitchen/breakfast room and utility while to the first floor there are three good sized bedrooms and a family bathroom. Outside there is a large garden office, garden to front and a private rear garden with off-road parking to the front and rear.

## FRONT DOOR

Wooden door to:-

## INNER PORCH AREA

Part glazed wooden door to:-

## ENTRANCE HALL



Stairs to the first floor, understairs storage cupboard, tiled floor.

## LIVING ROOM



Bay window to front aspect, gas fire with cast iron surround, laminate floor.

## DINING ROOM



Window to side and rear aspect, open to:-

## KITCHEN / BREAKFAST ROOM



Three windows to side aspect, two Velux to rear aspect, a range of fitted units, double Belfast sink, matching centre island, overhead feature lighting, Neff induction hob with extractor hood over, breakfast bar, integrated Neff oven, grill, integrated fridge/freezer and dishwasher, tiled floor, door to:-

## UTILITY ROOM & REAR PORCH

Space and plumbing for washing machine and tumble dryer, washbasin.

## FIRST FLOOR

Stairs to first floor, loft access, skylight window.

## BEDROOM 1



Two windows to front aspect, a range of fitted wardrobes.

## BEDROOM 2



Window to rear aspect.

### BEDROOM 3



Window to rear aspect.

### FAMILY BATHROOM



Window to side aspect, bath with shower over and screen, shower attachment, WC, twin washbasin with mirror cabinets, part tiled walls, tiled floor, heated towel radiator.

### OUTSIDE

#### FRONT GARDEN

Walled front, mature shrub borders, driveway to double gates leading to:-

#### REAR GARDEN



Further driveway, private garden area with lawn, child's play area with wooden play house, mature borders.

#### GARDEN ROOM / OFFICE

Large garden office and storage room.

### ADDITIONAL INFORMATION

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

### LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band D

### 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.

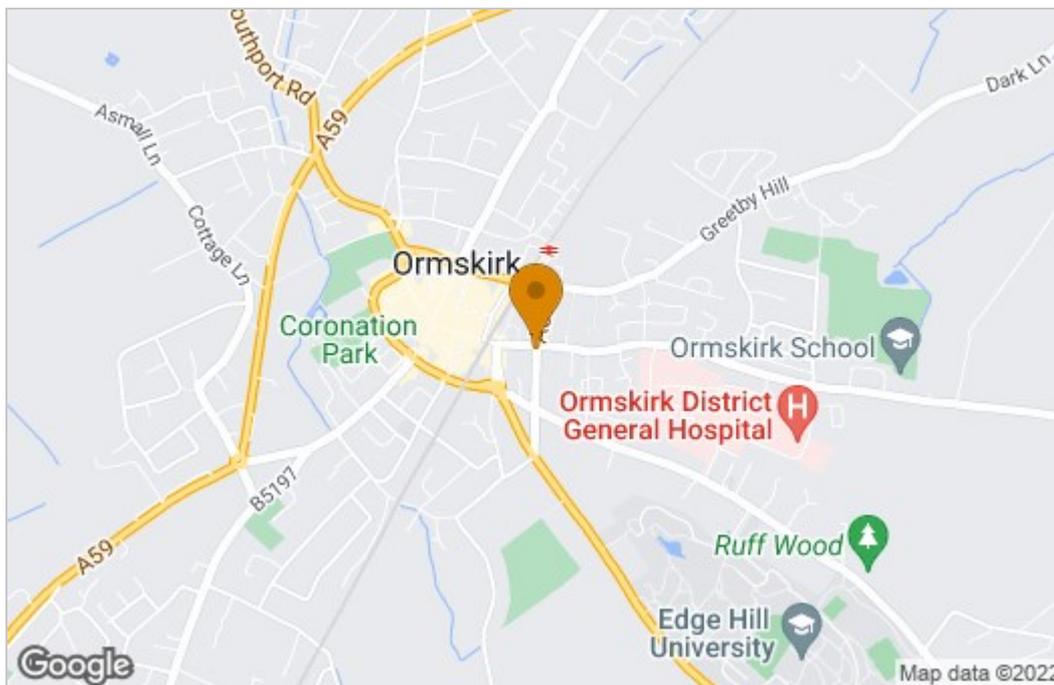
### VIEWINGS

Viewing strictly by appointment through the Agents.

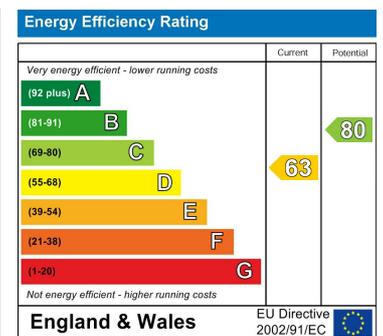
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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