

# Ian Anthony

The Estate Agents



**3 Priory Close, Ormskirk, L40 7UY**

**Asking Price £242,500**

Semi - Detached three bedroom family home conveniently located for Burscough Village and all its associated amenities including schools, shops, bars and transport links. The ground floor accommodation briefly comprises a lounge, kitchen/diner and cloakroom whilst to the first floor there are three bedrooms and family bathroom. Outside there are gardens to the front and rear with driveway parking and garage. Viewing is highly recommended to appreciate the full accommodation on offer for sale.

## FRONT DOOR & ENTRANCE HALL

Part glazed UPVC front door. Laminate flooring. Stairs to first floor and doors leading...

## CLOAKROOM

Window to front aspect. WC and pedestal washbasin with tiled splashback. Laminated floor.

## LIVING ROOM



Window to front aspect. Gas living flame fire set on hearth with wood surround. TV point. Door to kitchen.

## KITCHEN/DINER



Window to rear aspect. Kitchen has a range of wall and base units, tops over and stainless steel sink unit. Integrated appliances include oven, gas hob and built in extractor with plumbing and space available for fridge/freezer and washing machine. Understairs storage cupboard, part tiled walls, tiled floor in kitchen and laminate floor in dining area. Sliding UPVC patio door leading to rear garden.

## FIRST FLOOR

## STAIRS AND LANDING

1/4 turn staircase. Doors leading...

## BEDROOM ONE



Twin windows to front aspect. Fitted wardrobes with matching bedside cabinets. Open doorway leading to en-suite area with washbasin in vanity unit and shower cubicle with tiled walls.

## BEDROOM TWO



Window to rear aspect. Ceiling light.

## BEDROOM THREE



Window to rear aspect. Ceiling light.

## FAMILY BATHROOM



Window to side aspect. 3 piece bathroom suite comprising of WC, washbasin in vanity unit and P shaped bath with shower over and glass shower screen.

## OUTSIDE

## FRONT GARDEN



Lawn, tarmaced driveway leading to a detached garage. Flower and shrub hedge border.

## REAR GARDEN



Paved patio area and bark style lawn area. Flower and shrub borders.

## 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 . It has the potential to be ,

## 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

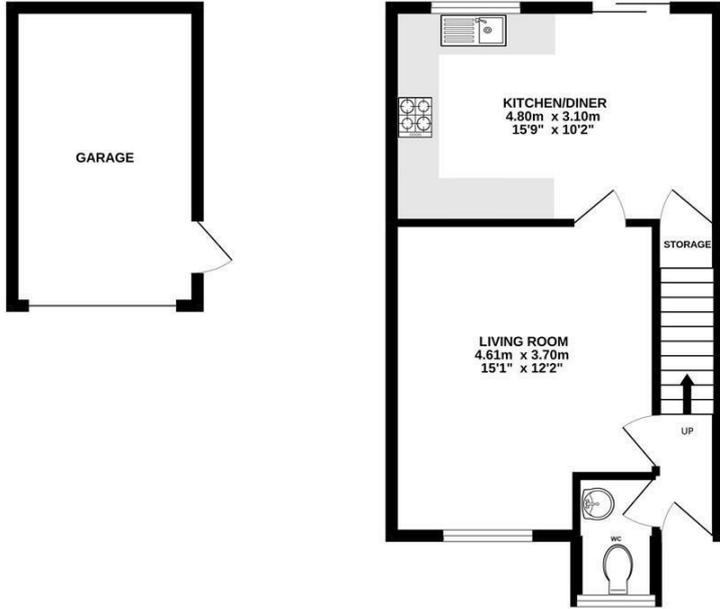
PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

## VIEWINGS

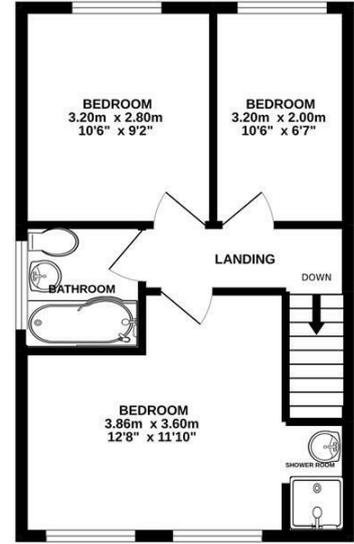
Viewing strictly by appointment through the Agents.

# Floor Plan

GROUND FLOOR  
50.1 sq.m. (539 sq.ft.) approx.



1ST FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



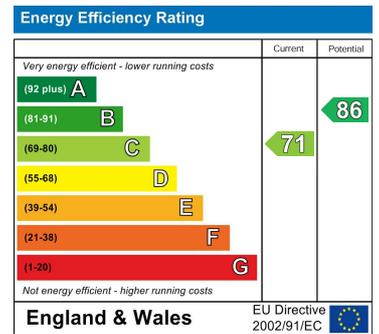
TOTAL FLOOR AREA : 87.2 sq.m. (939 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# 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.