



## 1 Walmsley Drive

Ormskirk Lancashire, L39 2EJ

**Offers Over £259,950**



A beautifully presented semi-detached family home, situated in a popular residential location. Internally this property comprises of a living room, kitchen/diner and WC, whilst to the first floor there are three good sized bedrooms, master en-suite and a family bathroom. Outside there is a lawn, with planted borders, off road parking and a well presented garden to the rear. Ideal for first time buyers, Early viewing is recommended. Nicely located close to Ormskirk town centre, shopping amenities, transport links and schools.



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### FRONT DOOR & ENTRANCE HALL 4'0" x 5'0" (1.22m x 1.52m)

Storm porch with tiled canopy to the front aspect. Outside lighting for evening access. Composite door with glazed panels gives way to the hallway. Window to the side aspect, laminate flooring. Staircase to the first floor.

### LIVING ROOM 14'10" x 14'0" (4.54 x 4.27)

Bay window to the front aspect, laminate flooring. TV point. Under-stairs storage cupboard. Spotlighting.

### KITCHEN/DINER 13'4" x 14'0" (4.07 x 4.27)

Door and window to the rear aspect. Comprising a beautiful white high gloss fitted kitchen, offers units and drawers to wall and floor, work surface over. Stainless steel sink unit with mixer taps, appliances include an electric oven, Induction hob with extractor fan above. Integrated fridge freezer and dishwasher and a washing/tumble dryer. Door to pant. Space for dining table and chairs. Tiled flooring. Spotlighting.

### DOWNSTAIRS WC 5'2" x 2'10" (1.60 x 0.87)

Window to the side aspect. WC and a hand wash basin in a vanity unit and storage below. Tiled splashback. Tiled floor. Spotlighting .

### STAIRS AND LANDING 4'11" x 8'7" (1.52 x 2.64)

Stairs rise and turn to the landing area. Window the side aspect, loft access ( part boarded, loft ladder and lighting Doors off to...

### BEDROOM ONE 13'3" x 9'5" (4.05 x 2.88)

Window to the rear aspect. Space for wardrobes. Spotlighting. Door to...

### EN-SUITE 5'1" x 4'7" (1.56 x 1.40)

Contemporary fully tiled en-suite comprises a WC, hand wash basin in a vanity unit, storage below, a quadrant glazed shower enclosure with sliding door access. Heated ladder radiator. Spotlighting, Extractor fan.

### BEDROOM TWO 13'3" x 7'3" (4.06 x 2.23)

Window to the rear aspect. space for wardrobes.

### BEDROOM THREE 10'6" x 8'0" (3.21 x 2.44)

Window to the front aspect. Space for wardrobes.

### FAMILY BATHROOM 7'11" x 8'1" (2.43 x 2.48)

A modern light and airy family bathroom with twin windows to the front aspect. Comprising a bath with mains shower over, WC, Vanity hand wash basin with drawer storage below.

Heated Chrome ladder radiator. Linen cupboard. Extractor fan. Fully tiled walls and floor.

### OUTSIDE

#### FRONT GARDEN

Lawn area and mature shrubs and bushes. Driveway providing off road parking for up to 3 vehicles. Side access gate to the rear garden.

#### REAR GARDEN

A beautifully presented rear garden, raised and established beds, lawn and fenced boundaries. An enclosed gravel seating area with a pergola above. Flagstone patio and pathway to lawn.

### ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing. THIS PROPERTY BENEFITS FROM 2 ELECTRIC CHARGING POINTS FOR ELECTRIC VEHICLES.

### 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.

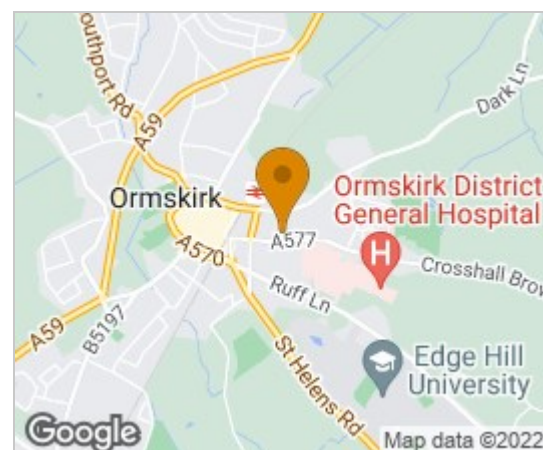
### TENURE

PLEASE NOTE: We can confirm this property is FREEHOLD, purchasers are advised to obtain verification from their solicitor, mortgage provider or surveyor.

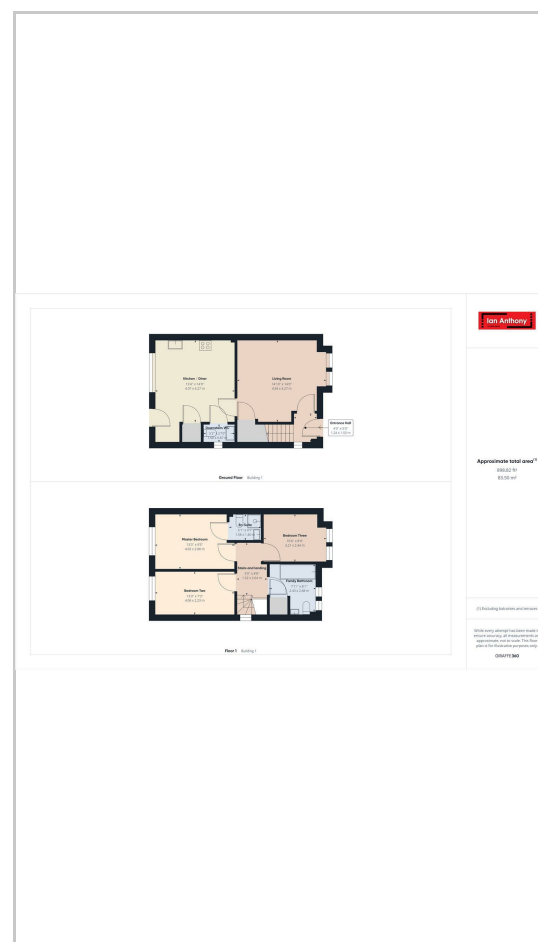
### VIEWINGS

Viewing strictly by appointment through the Agents.

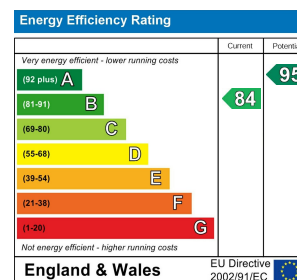
## Area Map



## Floor Plans



## 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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