



39 Knowsley Road

Ormskirk Lancashire, L39 4RB

Asking Price £235,000



NO UPWARD CHAIN!

Stunning first floor apartment recently refurbished throughout to an exceptionally high standard. The home displays a wealth of original features with high ceilings, bay windows and original covings just some of the many highlights. Accommodation comprises a living room/dining room, modern fitted kitchen, two good sized bedrooms and a family bathroom. Outside there is allocated parking. Located in a popular residential location convenient for Ormskirk town centre.



FRONT DOOR & ENTRANCE HALL

Door to front aspect into an entryway, ideal for coat and shoe storage. Staircase to the first floor.

LANDING 9'4 x 3'11 (2.84m x 1.19m)

Storage cupboard and ceiling spotlights.

LIVING ROOM/DINING ROOM 14'2 x 13'0 (4.32m x 3.96m)

Bay window to front aspect and a television point

KITCHEN 14'2 x 7'6 (4.32m x 2.29m)

Windows to rear aspect. Modern fitted high gloss kitchen with a range of base and wall units, 1 & ½ bowl sink unit and granite effect worktops. Integrated appliances include an electric hob with overhead extractor, electric oven, fridge, freezer and dishwasher. Ceiling spotlights and tile flooring.

BEDROOM ONE 17'2 x 13'3 (5.23m x 4.04m)

Window to front aspect.

BEDROOM TWO 13'4 x 12'11 (4.06m x 3.94m)

Window to rear aspect.

FAMILY BATHROOM 8'4 x 5'8 (2.54m x 1.73m)

Window to side aspect. Modern white suite comprising of a bath with shower over, WC, vanity unit hand wash basin, extractor fan and chrome ladder radiator. Additional space and plumbing for washer / dryer. Tiled walls, tile flooring and ceiling spotlights.

OUTSIDE

PARKING

Parking space for two cars.

ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing. We have been advised by the vendor that the current service charge is £60.00 per month and the annual rent is £100.00 pa.

ENERGY PERFORMANCE RATING

The property's current energy rating is 70. This could be a 75.

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. Vendor advises this is a LEASEHOLD property 997 years remaining.

VIEWINGS

Viewing strictly by appointment through the Agents.

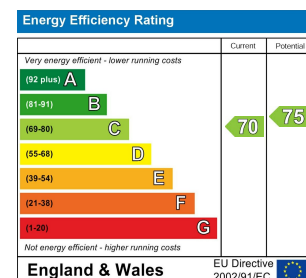
Area Map



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.