

Ian Anthony

The Estate Agents



The Drum House Beech Meadow, Lancashire, L39 4XL

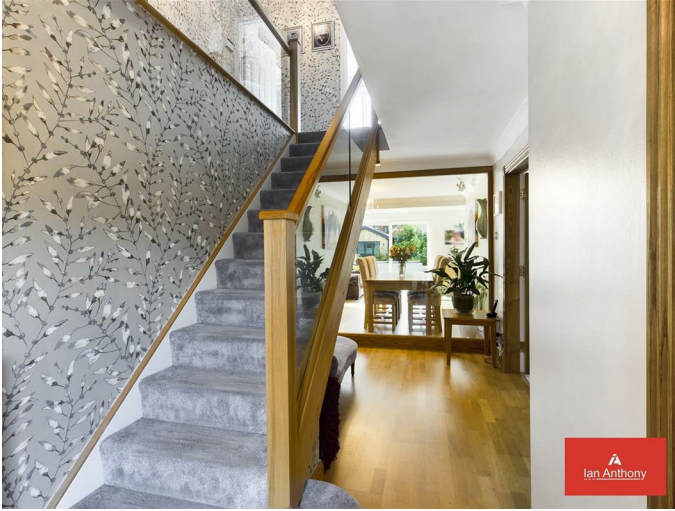
Asking Price £645,000

Impressive detached residence providing superb spacious family accommodation enjoying one of the most sought after locations, convenient for Ormskirk town centre and all its associated amenities. Ground floor accommodation comprises of a bright entrance hall, cloakroom, living room, kitchen/dining/family room and a utility room. To the first floor there is a master bedroom with ensuite, four further bedrooms and a family bathroom. Outside there is a garage, driveway and front garden whilst to the rear there is a generous sized well established garden with the benefit of having a garden room containing a very useful hot tub and changing room situated at the bottom of the garden. The property is immaculately presented throughout and worthy of internal inspection.

PORCH

Door to front aspect, windows to front and side aspect, tiled floor, door to:

ENTRANCE HALL



Bright entrance hall with a lovely oak staircase with glass panels to first floor, feature picture window, storage cupboard, telephone point, solid oak flooring, door to cloakroom, double doors to living room.

CLOAKROOM

Window to side aspect, white suite comprising a WC, washbasin, chrome ladder radiator, tiled floor, loft access.

LIVING ROOM 19'10" x 11'4" (6.05m x 3.45m)



Window to front aspect, contemporary wall mounted gas fire set in a marble surround, wall light points, patio doors leading to the family room.

KITCHEN/DINING/FAMILY ROOM 34'8" max x 23'2" max (10.57m max x 7.06m max)



Window to rear aspect, modern fitted kitchen with a range of high gloss units with granite worktops and upstands, Villeroy & Boch sink unit, centre island, integrated electric double oven, induction hob with overhead cooker hood, integrated fridge and dishwasher, part tiled walls, ceiling spotlights, dining and family area with two sets of patio doors to rear aspect, windows to side aspect, TV point, solid oak flooring.

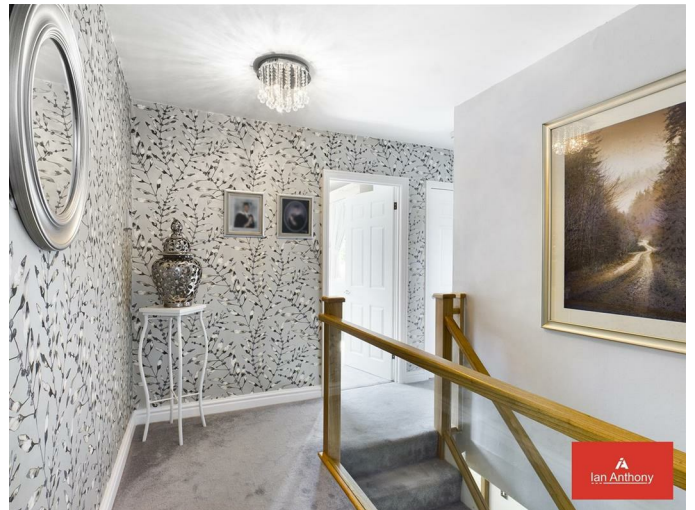
UTILITY ROOM 11'6" x 8'1" (3.51m x 2.46m)



Window to side aspect, a range of base and wall units with granite worktops, Belfast sink, integrated freezer and wine fridge, washing machine and dryer, tiled floor, door to side aspect.

FIRST FLOOR

STAIRS & LANDING



Spacious galleried landing with loft access, airing cupboard.

MASTER BEDROOM 19'5" to wardrobes x 11'2" (5.92m to wardrobes x 3.40m)



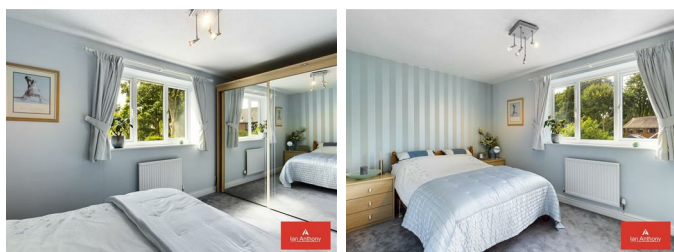
Window to side aspect, a range of fitted wardrobes, drawers, bedside cabinets and dressing table, TV point, door to ensuite.

ENSUITE 9'0" x 6'7" (2.74m x 2.01m)



Window to rear aspect, white suite comprising a large walk-in shower, WC, pedestal washbasin, extractor, tiled walls, ceiling spotlights, tiled floor.

BEDROOM TWO 14'5" x 9'3" (4.39m x 2.82m)



Window to rear aspect, free standing wardrobes with mirror fronted sliding doors.

BEDROOM THREE 13'0" x 9'2" (3.96m x 2.79m)



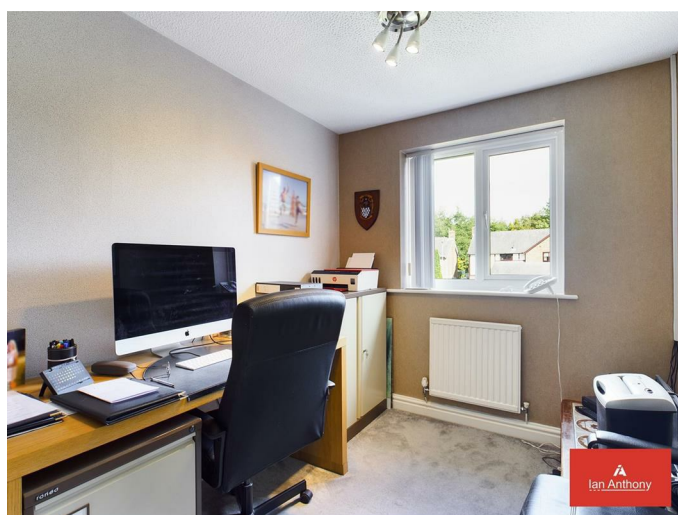
Window to rear aspect.

BEDROOM FOUR 14'6" x 9'5" (4.42m x 2.87m)



Window to front aspect.

BEDROOM FIVE/OFFICE 10'3" x 7'7" (3.12m x 2.31m)



Window to front aspect, currently used as an office, telephone point.

FAMILY BATHROOM



Window to front aspect, white suite comprising a bath

with shower over, WC, wall hung washbasin, tiled walls, shaving point, chrome ladder radiator, ceiling spotlights, tiled floor.

OUTSIDE

FRONT GARDEN



Easily maintained resin driveway providing ample space for parking, granite paved pathway and garden area, lawn, hedge borders, established shrub borders containing a variety of plants, trees and flowering shrubs, gate to side aspect leading to the rear garden.

REAR GARDEN



Wonderful well established attractive rear garden with a good sized granite paved patio seating area and pathway leading to the garden room, extensive lawn area, hedge borders, a variety of mature trees, plants and flowering shrubs, water feature, outside tap.

GARDEN ROOM 12'4" x 10'11" (3.76m x 3.33m)



Garden room with a hot tub, velux windows, ceiling spotlights, door to a changing room. Door to rear leading to attached shed with window to rear aspect.

GARAGE 21'3" x 14'8" (6.48m x 4.47m)

Electrically controlled up and over door to front aspect, windows to side aspect, door to walk-in storage cupboard.

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 67D. It has the potential to be 77C.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band F

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.

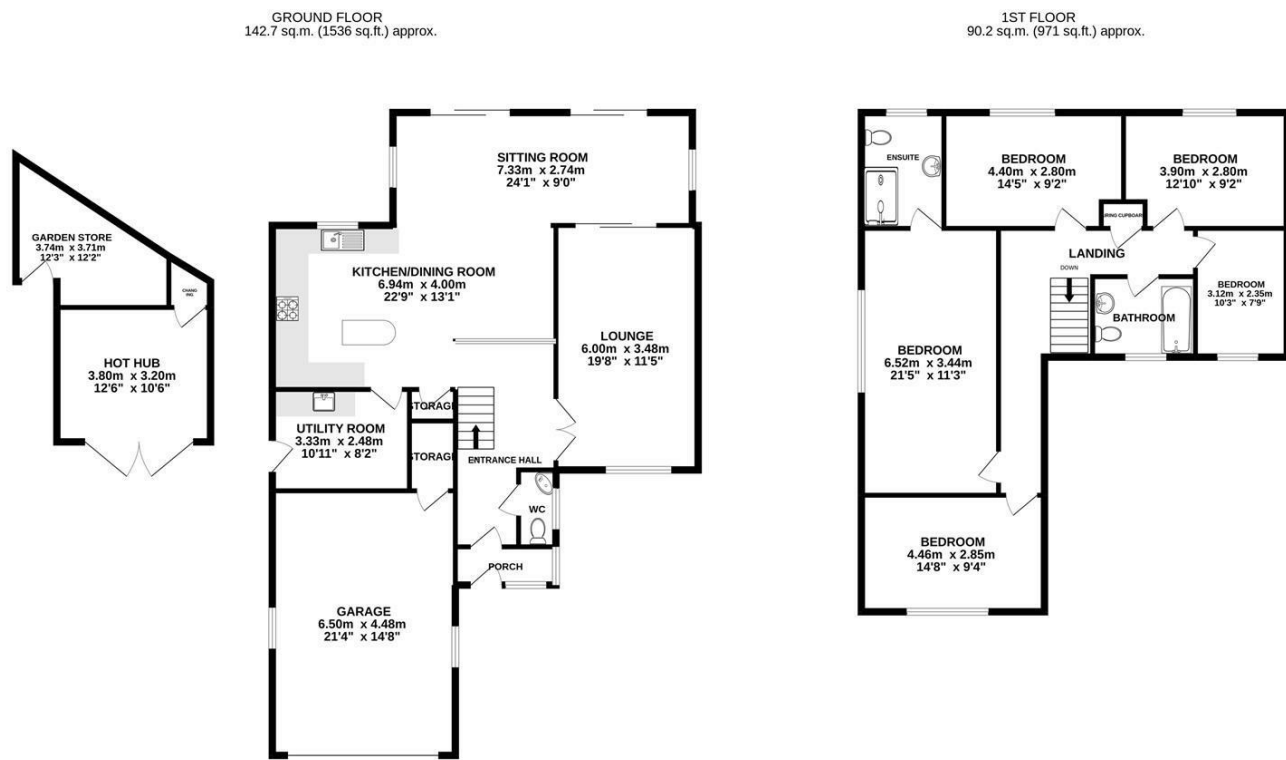
TENURE

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



TOTAL FLOOR AREA : 232.8 sq.m. (2506 sq.ft.) approx.

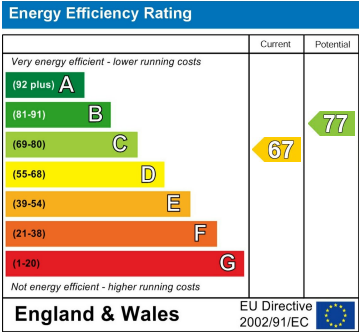
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 firms employment has the authority to make or give any representation or warranty in respect of the property.