

# Ian Anthony

## The Estate Agents



**3 Glovers Way, Ormskirk, L40 5AA**

**Asking Price £259,950**

NO UPWARD CHAIN!! Three bed semi-detached home on Glovers Way, Burscough. Set over three floors, the property briefly comprises of an entrance hall, modern fitted kitchen, living room and downstairs wc. The first floor is host to two bedrooms, a family bathroom and an additional staircase up to the master bedroom and associated ensuite. The exterior of the property is host to a private driveway at the side of the home and a well-maintained front and rear lawn space. Call Ian Anthony to arrange a viewing on 01695 580 888.

## FRONT DOOR

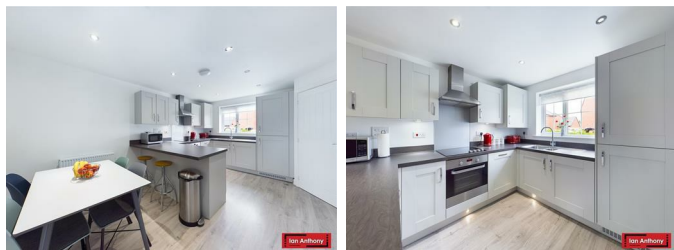


Composite front door into the entrance hall.

## ENTRANCE HALL 5'1 x 4'1 (1.55m x 1.24m)

Meter cupboard and stairs to the first floor.

## KITCHEN / DINER 17'1 x 10'5 (5.21m x 3.18m)



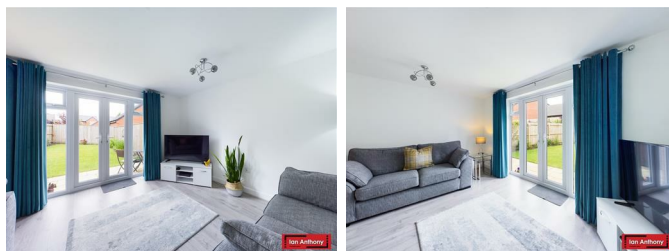
Window to front aspect. Matching wall and base units in a light grey matt finish. Multiple integrated appliances including an electric oven, electric hob with overhead extractor hood, fridge, freezer, washing machine, dishwasher and a stainless steel sink with drainer. Ceiling spotlights and laminate flooring.

## DOWNSTAIRS WC 5'2 x 3'0 (1.57m x 0.91m)



WC and hand wash basin.

## LIVING ROOM 13'10 x 11'4 (4.22m x 3.45m)



French doors into the rear garden.

## STAIRS AND LANDING 12'8 x 6'5 (3.86m x 1.96m)



Stairs to first floor and a window to the side aspect. Door to additional staircase leading up to the Master Bedroom.

## BEDROOM TWO 11'4 x 11'2 (3.45m x 3.40m)



Window to rear aspect and fitted wardrobes. Storage cupboard.

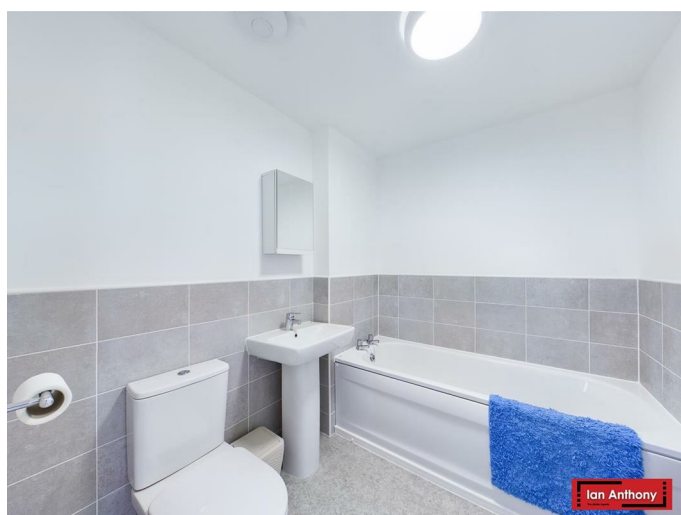


### **BEDROOM THREE 10'8 x 7'1 (3.25m x 2.16m)**



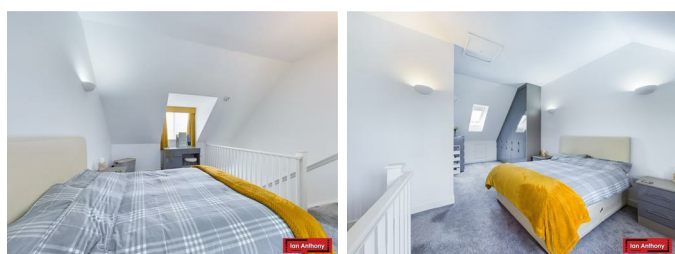
Window to front aspect. Currently used as an office / study.

### **FAMILY BATHROOM 7'1 x 6'1 (2.16m x 1.85m)**



Bathroom suite comprises of a bath, WC, pedestal hand wash basin and an extractor fan. Part tiled walls.

### **MASTER BEDROOM 21'9 x 13'10 (6.63m x 4.22m)**



Window to front aspect and a skylight window to the rear aspect. Range of grey gloss, custom fitted wardrobes. Loft access and door to :-

### **EN-SUITE 8'3 x 4'7 (2.51m x 1.40m)**



Skylight window, part tiled walls and ceiling spotlights. Suite includes a shower cubicle, pedestal hand wash basin and a WC.

### **OUTSIDE**

#### **FRONT GARDEN**



Tarmac driveway for two+ cars to the side of the property. Paved footpath leading up to the property and a small lawn area.

#### **REAR GARDEN**



Fenced rear garden with lawn area and a garden shed.

### **ADDITIONAL INFORMATION**

The property has a gas central heating system and double glazing.

### **ENERGY PERFORMANCE RATING**

The property's current energy rating is 84 (B). It has the potential to be 95 (A),

### **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.

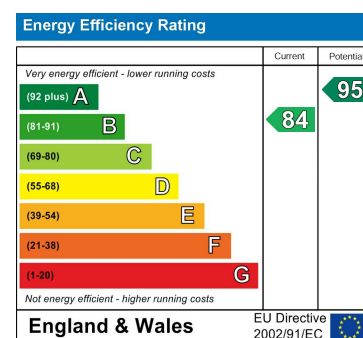
### **VIEWINGS**

Viewing strictly by appointment through the Agents.

## Floor Plan



## Area Map



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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