

# Ian Anthony

The Estate Agents



**251 Long Lane, Ormskirk, L39 5BY**

**Asking Price £409,950**

A beautifully presented semi-detached property on Long Lane in Aughton. Accommodation briefly comprises of an entrance hall, living room, open plan kitchen/diner/family room, office/gym room or potential forth bedroom, utility and cloakroom whilst to the first floor, there are three good sized bedrooms and a family bathroom. Externally there is a driveway providing off road parking to the front and a good sized rear garden with open aspects. Viewing is highly recommended.

## FRONT DOOR

Part glazed composite door with glazed side windows.

## ENTRANCE HALL



Stairs to the first floor, understairs storage cupboard, Amtico flooring.

## LIVING ROOM



Bay window to front aspect, woodburner in surround.

## OPEN PLAN / KITCHEN / DINER / FAMILY ROOM



Window, and French doors to rear aspect, two Velux windows a range of modern gloss fitted kitchen units with granite tops, inset stainless steel sink with hot tap over, integrated double electric Neff oven and grill, 5 ring gas burner with stainless steel splashback, built-in wine fridge, space for fridge freezer, ceiling spotlights, ceiling speakers, Amtico flooring.

## UTILITY ROOM

Fitted gloss units space and plumbing for washing machine and tumble dryer, Amtico flooring, door to:-

## CLOAKROOM

Window to side aspect, WC, washbasin in vanity unit

## OFFICE / GYM ROOM / BEDROOM 4



Window and door to front aspect, French doors to rear aspect, laminate flooring, door to kitchen.

## FIRST FLOOR



Stairs to first floor, landing window to side aspect.

## BEDROOM 1



Window to front aspect, a range of modern fitted wardrobes.

## BEDROOM 2



Window to rear aspect, a range of modern fitted wardrobes.

## BEDROOM 3



Window to rear aspect, modern fitted wardrobes, ceiling spotlights.

## FAMILY BATHROOM



Window to front aspect, large walk-in in shower cubicle,

washbasin in hanging vanity unit, WC, heated towel radiator, tiled walls, tiled floor, spotlights.

## OUTSIDE



## FRONT GARDEN

Walled front, driveway.

## REAR GARDEN



Good sized rear garden with open aspects to the rear, large lawn area, decked seating area, steps up to paved patio area, wooden garden shed.

## ADDITIONAL INFORMATION

The property has a gas central heating system and is double glazed throughout.

## 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.

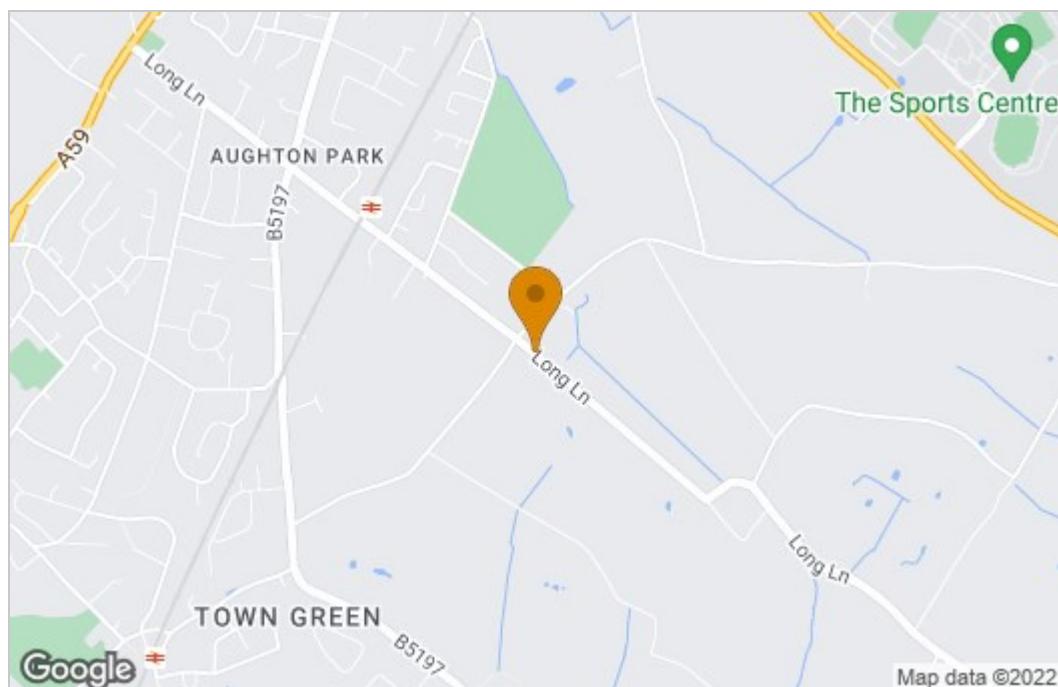
**ENERGY PERFORMANCE RATING**

The property's current energy rating is 68D. It has the potential to be 82B.

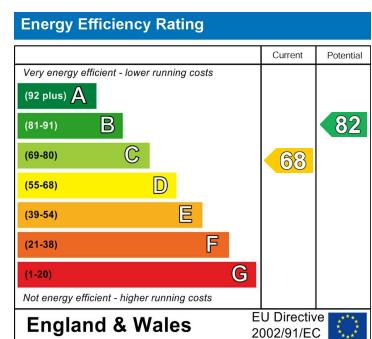
## Floor Plan



## 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.