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The Estate Agents



67 Altys Lane, Ormskirk, L39 4RG

Asking Price £495,000

DEVELOPMENT OPPORTUNITY!! NO UPWARD CHAIN!

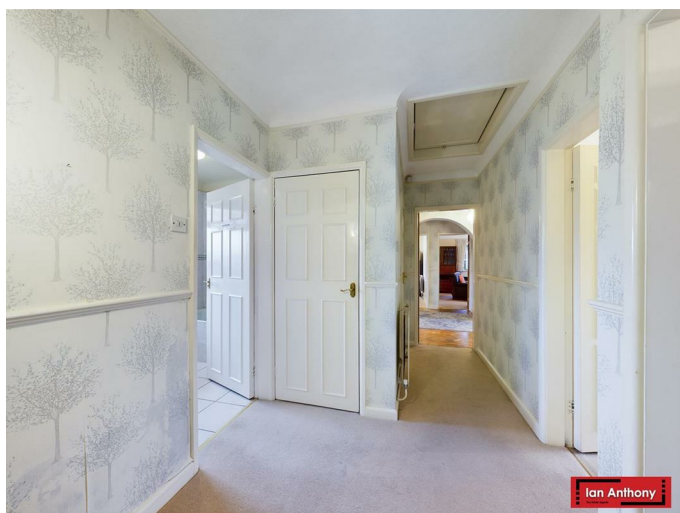
Set on a substantial plot (0.28 acres) this charming detached true bungalow represents a rare opportunity to purchase a property which offers excellent potential to transform to your own specification subject to the relevant planning permission. Accommodation comprises a spacious entrance hall, living room, dining room, kitchen, inner hallway leading to three bedrooms and a bathroom. Outside there is a detached garage/workshop, outside WC, boilerhouse and generous, well established gardens to both front and rear complimented by wonderful open views over surrounding countryside. The property is situated in a semi rural location yet convenient for Ormskirk town centre and all its associated amenities.

FRONT DOOR & ENTRANCE HALL



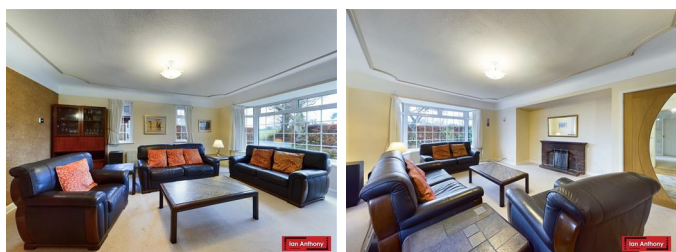
Spacious entrance hall with solid wood parquet flooring, meter cupboard, storage cupboards, telephone point, door to inner hallway.

INNER HALLWAY



Loft access, good sized storage cupboard, airing cupboard.

LIVING ROOM



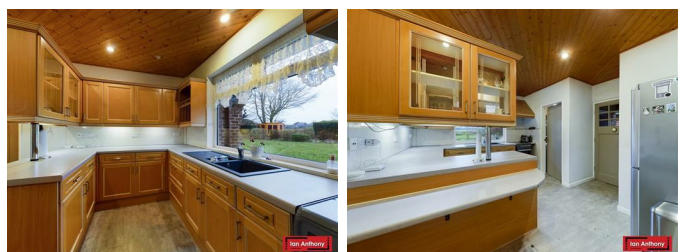
Bay window to front aspect, windows to side aspect, feature brick built fireplace with tiled hearth and mantelpiece, wall light points, TV point.

DINING ROOM



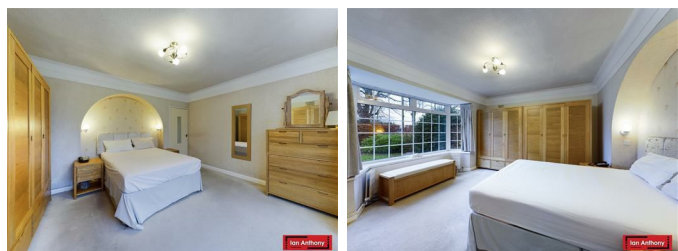
French doors to rear aspect, windows to rear aspect, TV point.

KITCHEN



Window to rear aspect, fitted kitchen with a range of base and wall units, 1½ bowl sink unit, breakfast bar, cooker point, space for tall fridge freezer, TV point, telephone point, ceiling spotlights, door to pantry with window to rear aspect, shelving and plumbing for washing machine, door to side aspect leading to outside WC.

BEDROOM ONE



Bay window to front aspect, wall light points, telephone point.

BEDROOM TWO



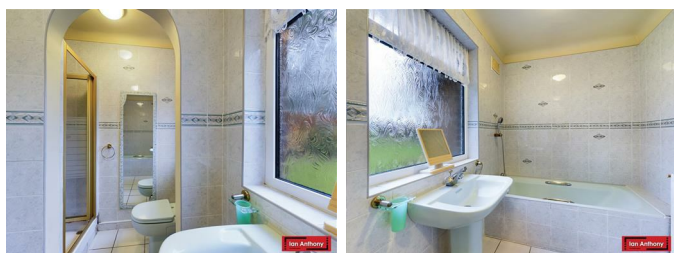
Box bay window to rear aspect, large storage cupboard, further storage cupboard.

BEDROOM THREE



Window to front aspect.

BATHROOM



Windows to rear aspect, bath, shower cubicle, WC, pedestal washbasin, tiled walls, tiled floor.

OUTSIDE WC & BOILERHOUSE

Window to side aspect, WC, washbasin.

OUTSIDE



FRONT GARDEN



Well established front garden with extensive lawn area, mature trees, flowering shrubs, hedge borders, block paved driveway providing ample space for parking, gate to side aspect leading to rear garden, lovely open views over surrounding countryside.

DETACHED GARAGE/WORKSHOP

Detached garage/workshop with up and over door, doors to side aspect, window to rear and side aspect, power and light.

REAR GARDEN



Attractive rear garden with lawn, paved patio area, mature trees, greenhouse, summerhouse, outside tap, open views over surrounding countryside.

RURAL VIEW



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 . It has the potential to be ,

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band E

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.

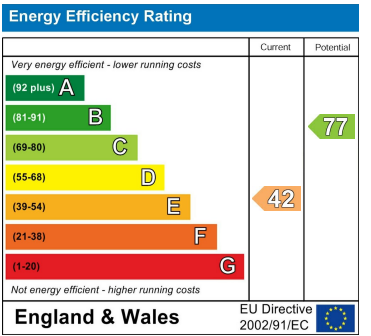
Floor Plan



Area Map



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.