



## Stone Yard Close, Ormskirk

**£1,300**

Ben Rose Estate Agents are pleased to present to the rental market this delightful three bedroom, end terrace situated on a quiet cut de sac in a sought after area of Ormskirk. This would make the ideal family home, offering plenty of versatile space throughout. Ideally placed just a short drive from local superb shops and amenities, the property boasts convenient transport links via the M6/61 Motorways, making it a well-connected and practical choice for families. Viewing at the earliest convenience is recommended.

Upon entering you'll find a spacious hallway with access to all ground floor rooms, a utility cupboard and stairs. To the front of the home is the conveniently located WC and modern kitchen/diner. The kitchen diner is of a good size and benefits from integrated appliances such as a hob/oven, fridge freezer, and dishwasher. There is ample light from the front facing window and room for a family dining table here.

To the rear of the home is the lounge, spanning the width of the home and benefitting from a built in media wall/storage, it is here you'll find access to the garden via a set of patio doors.

Moving upstairs you'll find there good sized bedrooms, two doubles with the master benefitting from fitted wardrobes and its own three piece ensuite/shower room. Also on this floor is the three piece family bathroom with bath and over the bath shower.

Externally, to the front you'll find parking for one car off road, whilst to the rear a good sized garden primarily lawned throughout with some paved and gravelling areas and gated access to the front of the home.





















We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating

|                                             | Current                 | Potential                                                                           |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) A                                 |                         |                                                                                     |
| (81-91) B                                   |                         |                                                                                     |
| (69-80) C                                   |                         |                                                                                     |
| (55-68) D                                   |                         |                                                                                     |
| (39-54) E                                   |                         |                                                                                     |
| (21-38) F                                   |                         |                                                                                     |
| (1-20) G                                    |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| England & Wales                             | EU Directive 2002/91/EC |  |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                     | Current                 | Potential                                                                             |
|-----------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO2 emissions |                         |                                                                                       |
| (92 plus) A                                         |                         |                                                                                       |
| (81-91) B                                           |                         |                                                                                       |
| (69-80) C                                           |                         |                                                                                       |
| (55-68) D                                           |                         |                                                                                       |
| (39-54) E                                           |                         |                                                                                       |
| (21-38) F                                           |                         |                                                                                       |
| (1-20) G                                            |                         |                                                                                       |
| Not environmentally friendly - higher CO2 emissions |                         |                                                                                       |
| England & Wales                                     | EU Directive 2002/91/EC |  |

