





Grosvenor Waterford and Albany Properties are pleased to bring to market this spacious three bedroom semi-detached home on a large plot with scope for extension/garage, ideally located within walking distance of the town centre, train station, Edge Hill University and Ormskirk Hospital. The accommodation briefly comprises: entrance hall, lounge, dining room and kitchen. To the first floor are three bedrooms, bathroom and separate w.c.. Outside there is a large rear garden and front garden set back off the road with lawn and ample off road parking. The property also benefits from uPVC double glazing and gas central heating. A great family home in a great location - viewing recommended.

**£195,000**





### Entrance Hall

uPVC entrance door and double glazed window to front aspect, radiator, understairs cupboard, stairs to first floor

### Lounge 11'8" x 13'9" (3.57m x 4.20m)



uPVC double glazed window to front aspect, electric fire in feature surround, radiator, laminate flooring

### Dining Room 9'3" x 15'5" (2.82m x 4.70m)



two uPVC double glazed windows to rear aspect, radiator, laminate flooring, built in cupboards

### Kitchen 13'0" x 6'7" (max) (3.97m x 2.03m (max))



fitted kitchen with a range of base and wall cabinets with

complementary worktops, integrated oven and hob with extractor over, plumbing for washing machine, radiator, tiled floor and splashbacks, uPVC door and double glazed window to side aspect

### First Floor

#### Landing

uPVC double glazed window to side aspect, radiator, built in cupboard

#### Bedroom 1 11'8" x 12'11" (into doorway) (3.58m x 3.95m (into doorway))



uPVC double glazed window to front aspect, radiator

Bedroom 2 9'4" x 13'0" (2.85m x 3.97m)



uPVC double glazed window to rear aspect, radiator, built in cupboards

Bedroom 3 8'10" (max) x 9'71'1" (max) (2.70m (max) x 296m (max))



uPVC double glazed window to front aspect, radiator

Bathroom 8'3" x 4'8" (2.53m x 1.43m)



white suite comprising; panelled bath with mains shower over and wash hand basin, radiator, part tiled walls, uPVC double glazed frosted window to rear aspect

W.C.  
low level w.c., uPVC double glazed window to rear aspect

Outside  
Rear Garden



large rear garden extending around to the side with patio, lawn and mature planting, attached outbuilding, gated access to front

Front Garden  
hedged front set back from the road with lawn and off road parking

**Additional Information**  
Tenure : Freehold  
Council Tax Band : D  
Local Authority : West Lancs

**Agents Note**  
Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate.  
We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting [www.gov.uk/government/organisations/land-registry](http://www.gov.uk/government/organisations/land-registry).

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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
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