



Briars Green, Ashurst, WN8



OIRO £295,000

- NO ONWARD CHAIN
- 4 Bed Detached Family Home
- Well-Proportioned Throughout
- Excellent Potential
- Driveway & Garage Parking
- Highly Desirable Location
- Freehold
- EPC rating D



Enviably positioned on Briars Green, a highly desirable & quiet little cul-de-sac that rests in the popular residential location of Ashurst, Skelmersdale. This detached family home is well proportioned throughout with 3 reception rooms and 4 generously sized bedrooms perfect for any growing families in need of more room.

The home throughout is well presented but would benefit from modernisation, allowing families to move straight in and add their own stamp and the ability to create the perfect home for them. In brief the ground floor comprises an inviting entrance hallway, cloakroom/WC, 3 excellent sized reception rooms, breakfast kitchen and integral garage. The reception rooms are all perfectly positioned to allow for separate formal living spaces whilst also allowing the ability to keep open for a fantastic entertaining space. The first floor has four generously sized bedrooms, 2 of which benefit from a full range of fitted furniture and all serviced by a bathroom centrally located for all the bedrooms.

Externally, the private rear garden is another key feature of the home with a well-kept patio area and lawn, plus considerable privacy as the property backs onto mature trees. To the front the privacy continues with an established garden and the driveway which leads to the integral garage. Locally, the home is within easy reach of the area's highly acclaimed schools, plus numerous amenities, shops and a short drive to the M58 motorway.



Entrance Hall

UPVC front door entering the property and a long and inviting entrance hallway. Straight staircase to the first floor, tiled floor and doors leading to all rooms.

Cloakroom/WC

Window to front aspect. WC and wall mounted sink basin.

Living Room 3.50m x 5.38m (11'6" x 17'8")

Bay window to the front aspect and double doors opening into further reception room. Electric fire and mantle piece feature in the centre of the room.

Sitting Room 2.82m x 4.29m (9'4" x 14'1")

Glazed double doors opening from the living room and a large open archway into a further reception room. Sliding patio doors onto rear patio.

Dining Room 2.53m x 4.26m (8'4" x 14'0")

Perfectly positioned in-between the kitchen and another sitting room to make a fully versatile room; or the ability to knock through to make an even bigger space. Also, with sliding patio doors to the rear patio.

Kitchen 2.41m x 4.24m (8'4" x 14'0")

Range of fitted wall and base kitchen units with countertops over which extend into a breakfast area. Integrated appliances include oven, hob and extractor with further plumbing and space available for all other appliances.

Stairs & Landing

Straight staircase to a galleried landing with window to the side aspect and doors to all rooms. Loft access.

Bedroom One 3.36m x 4.16m (11'0" x 13'7")

Bay window to the front aspect. Full range of fitted furniture including a bay window seat.

Bedroom Two 3.38m x 4.06m (11'1" x 13'4")

Window to the rear aspect and overlooking the beautiful rear garden and woodland. Excellent sized and finished with laminate flooring.

Bedroom Three 1.96m x 2.94m (6'5" x 9'7")

Window to rear aspect. Full range of fitted bedroom furniture including bed and overbed units.

Bedroom Four 1.95m x 2.55m (6'5" x 8'5")

Window to the front aspect. Smallest of the bedroom bit still to a generous size.

Bathroom

Window to side aspect. A three-piece bathroom comprises a bath with shower over, WC and pedestal sink unit.

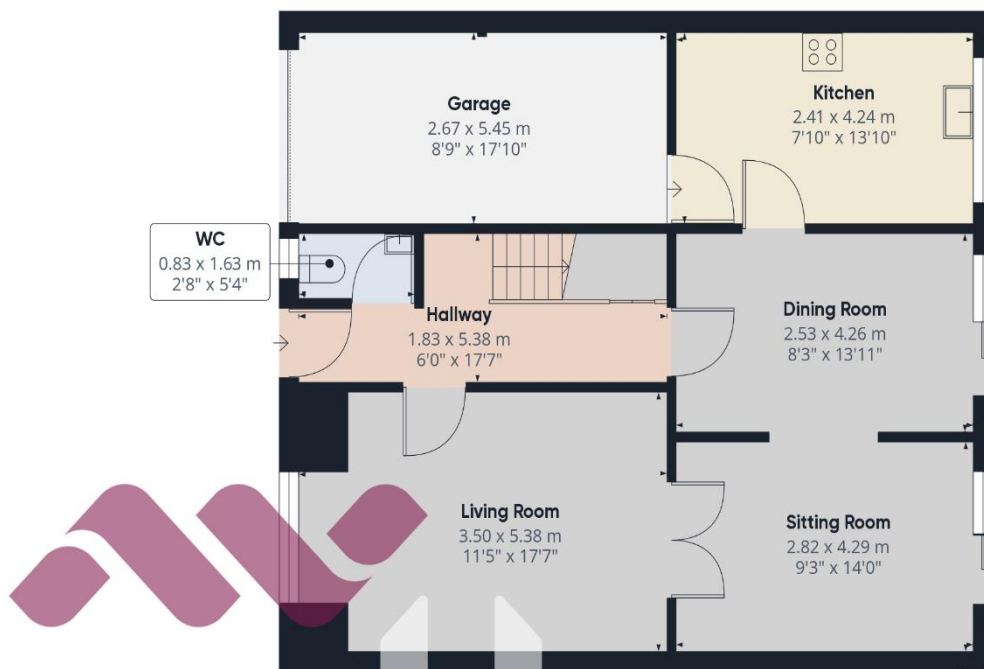
External

Externally, the private rear garden is another key feature of the home with a well-kept patio area and lawn, plus considerable privacy as the property backs onto mature trees. To the front the privacy continues with an established garden creating naturel privacy for the front of the property and the driveway which leads to the integral garage.

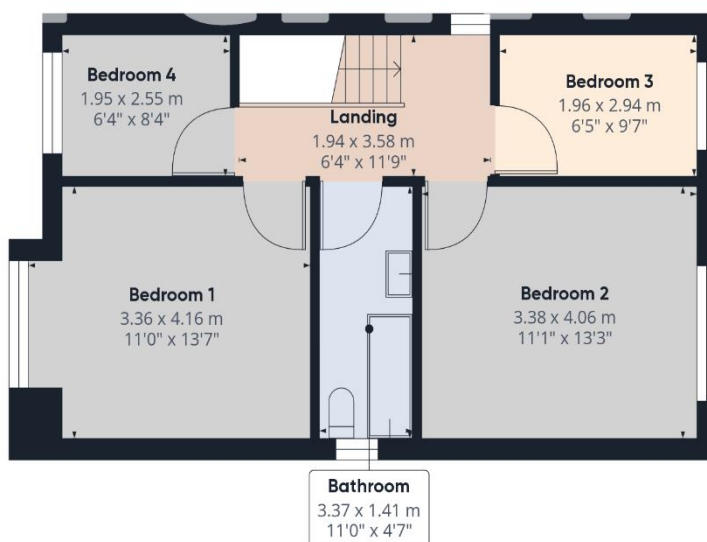


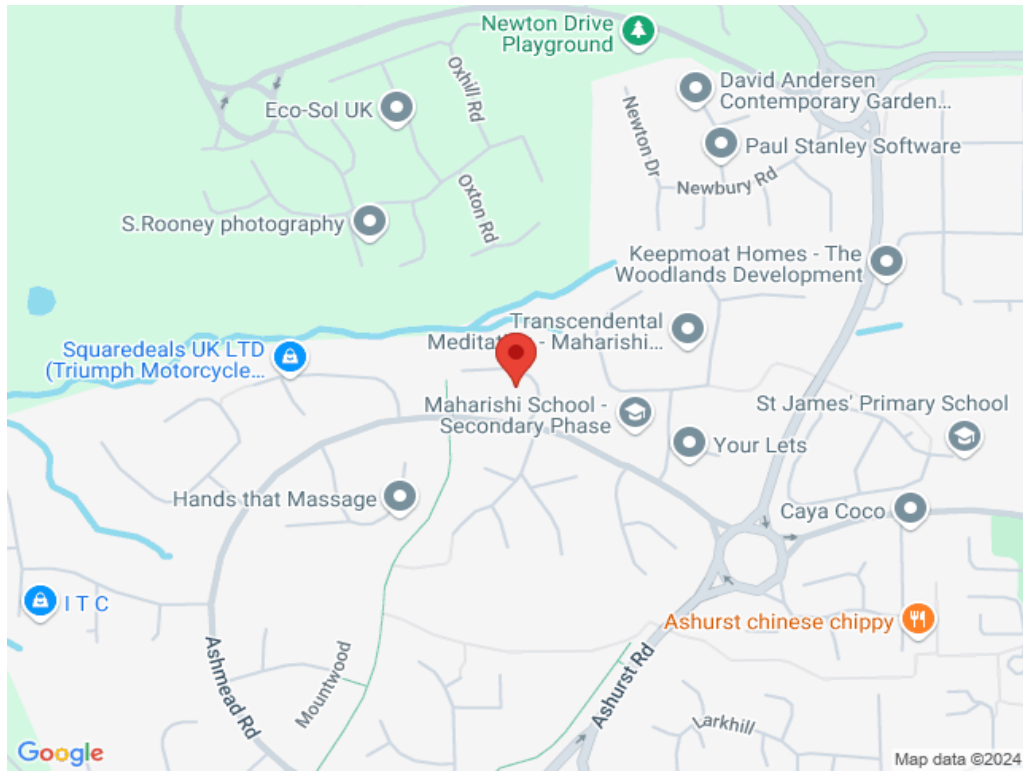
Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. The leasehold details featured within the description have been supplied by the vendor verbally and intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property and leasehold information from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Floor 0





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		