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KNOWSLEY ROAD, ORMSKIRK

ASKING PRICE: £595,000

Knowsley Mews, Knowsley Road, Ormskirk

NSW Properties are delighted to present for sale, this unique, well planned and extensive accommodation, laid out over two separate dwellings with eight bedrooms in total. This detached property is located in the exclusive area of Knowsley Road in Ormskirk, situated within easy walking distance of the Town Centre with its selection of wine bars, restaurants and good quality schools. For commuters, the location is a dream, with Ormskirk train station just a stone's throw away as well as the M58 motorway giving ease of access to major commercial centres such as Liverpool or Manchester. For the younger generations, excellent schooling at both primary and secondary levels is within easy reach, which is always an important consideration with any home of this type. The highly regarded Edge Hill University is a short stroll away. This home provides flexible family living, set within a generously-sized plot.

Upon entry to the main house, the viewer will be greeted with an entrance hallway which houses the stairs to the first floor and a convenient W.C. Leading through to the right is a spacious lounge area which provides access out onto the rear garden. French doors lead into a large conservatory. Access into the kitchen can be gained from the living room and conservatory and provide a range of fitted wall and base units. Ascending the stairs to the first floor, the landing gives access to three good sized bedrooms with the master boasting fitted wardrobes as well as en-suite bathroom.

To the left of the main house is an attached annexe with a spacious lounge area, fitted kitchen, two double bedrooms and shower room currently rented out to students, on Assured Shorthold Tenancy agreements until June 2021.

To the right of the main house is a second attached annex complete with lounge, fitted kitchen, two bedrooms and shower room. Again this area of the property is currently rented out to students until June 2021.

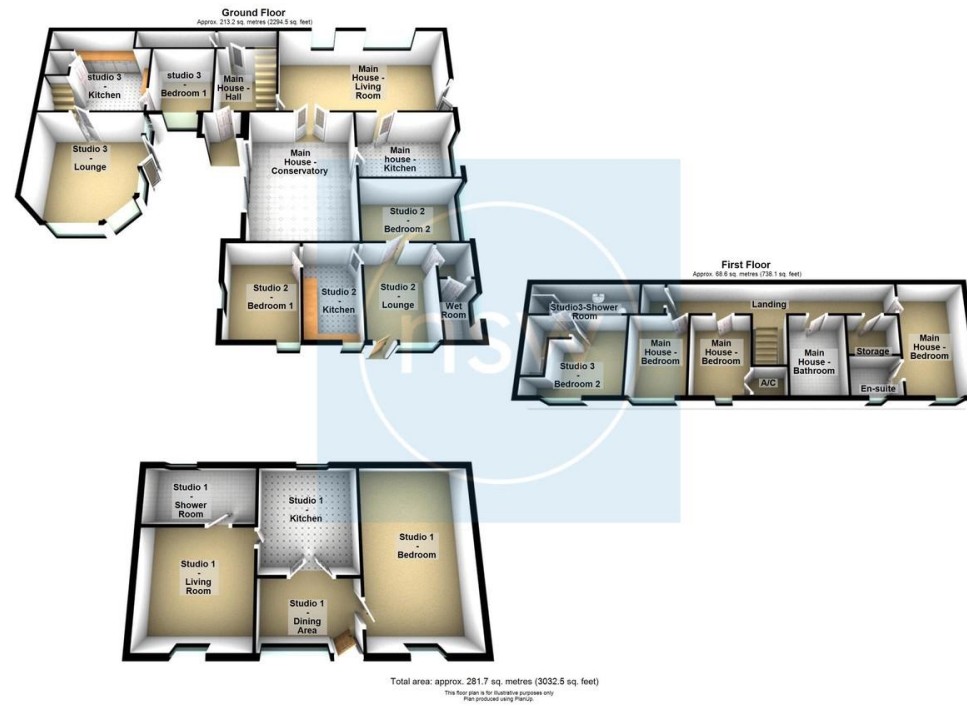
A separate granny annex is complete with lounge, fitted kitchen with a range of base and wall units, integrated electric hob and oven, plumbing for washing machine, part tiled walls, electric heater. Double bedroom and shower room with fitted storage cupboard. This annexe is again, rented out on a student, Assured Shorthold Tenancy until June 2021.

Externally, to the front is a block paved driveway providing ample space for parking several vehicles as well as a detached garage with Double timber doors and power and lighting. To the side is a spacious, south facing garden with a paved patio area with a lawned section and hedge borders.

Other benefits including gas central heating system, double glazing, solar panels (PV) and solar thermal equipment.

PLEASE NOTE: Additional options subject to appropriate planning consent, the property could have the following uses: Chiropractic clinic, Dental or Doctors surgery, potential other commercial uses.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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