

Ian Anthony

The Estate Agents



20 Greetby Hill, Ormskirk, L39 2DS

Asking Price £249,950

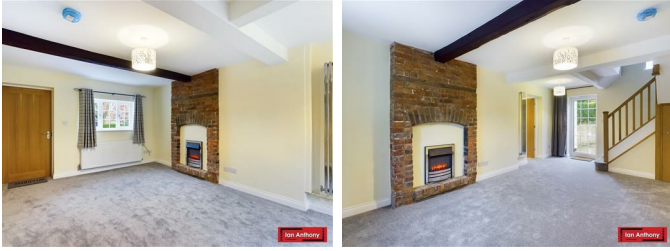
NO UPWARD CHAIN!

Charming immaculately presented semi detached cottage which has been tastefully refurbished throughout to a high standard. Ground floor accommodation comprises a living room and kitchen/family room whilst to the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside there are easily maintained gardens to the front and rear. Viewing is highly recommended to appreciate the accommodation on offer.

PORCH

Windows to front aspect, door to side aspect, door to:-

LIVING ROOM 19'9" x 11'8" (6.02m x 3.56m)



Window to front aspect, feature brick built fireplace with electric fire, spindle staircase to first floor, under stairs storage cupboard, TV point, feature beams to ceiling, door to rear aspect, door to:

KITCHEN/FAMILY ROOM 27'5" max x 9'9" max (8.36m max x 2.97m max)



Windows to front, side and rear aspect, high gloss fitted kitchen with a range of base and wall units, ceramic single drainer sink unit, integrated double electric oven, integrated gas hob with cooker hood, integrated fridge freezer, space for washing machine, part tiled walls, spotlights, family room with wall mounted electric fire, TV point, feature beams to ceiling.

FIRST FLOOR

STAIRS & LANDING

Window to rear aspect, two loft access.

MASTER BEDROOM 11'10" x 9'10" (3.61m x 3.00m)



Window to front aspect, storage cupboard, feature beams to ceiling, door to ensuite.

ENSUITE



White suite comprising a WC and washbasin in vanity unit, large shower cubicle, ladder radiator, panellled walls, extractor fan, illuminated mirror, vinyl flooring, spotlights.

BEDROOM TWO 12'2" x 11'5" (3.71m x 3.48m)



Window to front aspect, TV point

BEDROOM THREE 11'2" max x 7'3" max (3.40m max x 2.21m max)



Window to rear aspect, feature beam to ceiling.

BATHROOM



Window to rear aspect, white suite comprising a WC and washbasin in vanity unit, bath with shower and screen, ladder radiator, panelled walls, illuminated mirror, spotlights, vinyl flooring.

OUTSIDE

FRONT GARDEN

Block paved garden with hedge and shrub borders.

REAR GARDEN



Attractive courtyard garden with raised hedge and shrub borders, feature outside lighting, outside tap.

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 71 C. It has the potential to be 84 B.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band C

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.

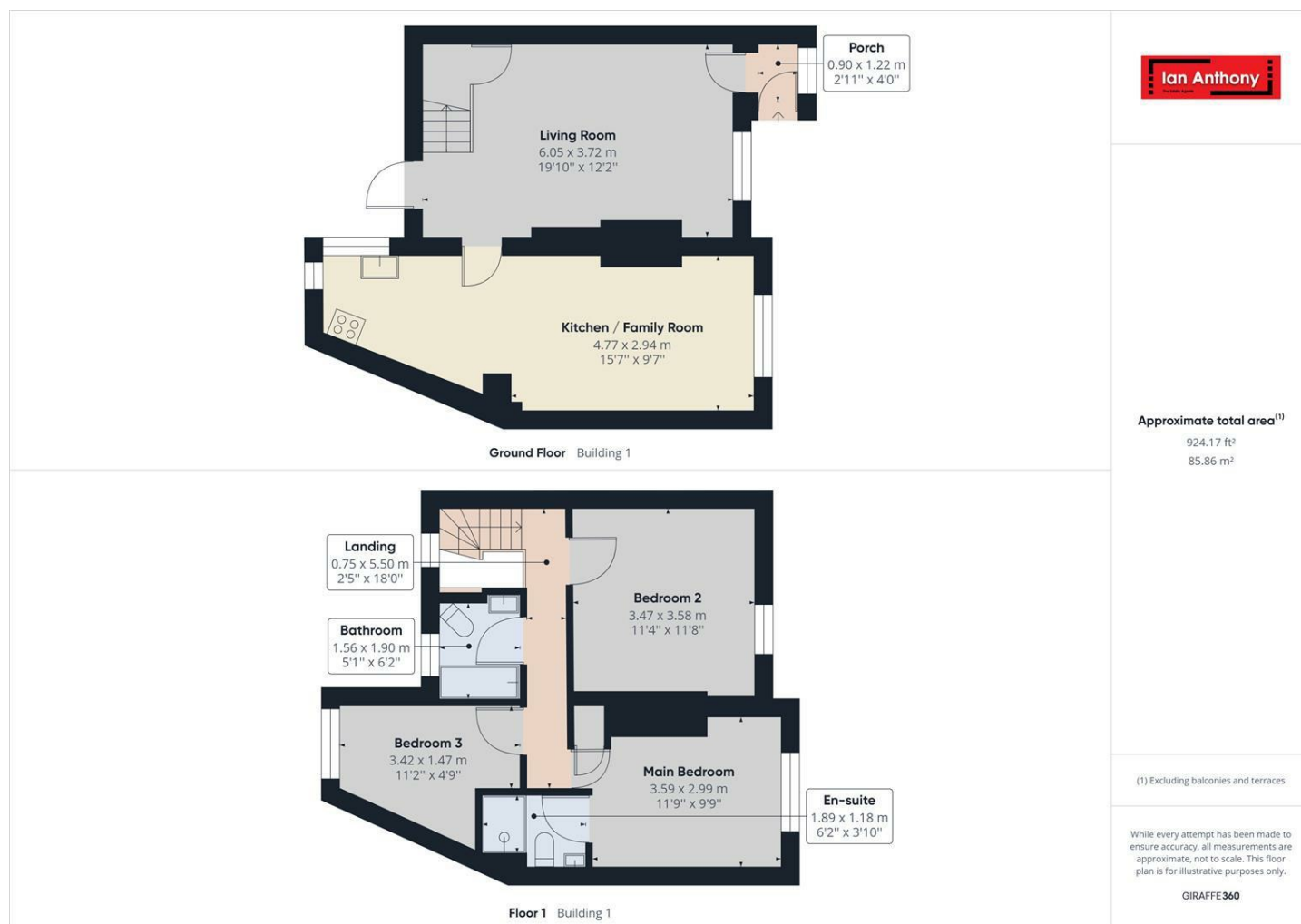
TENURE

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.

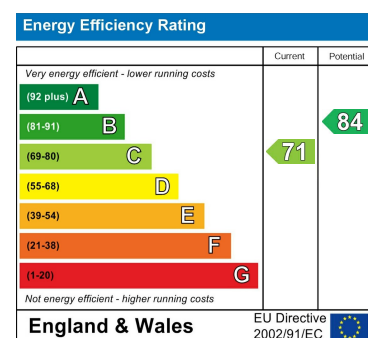
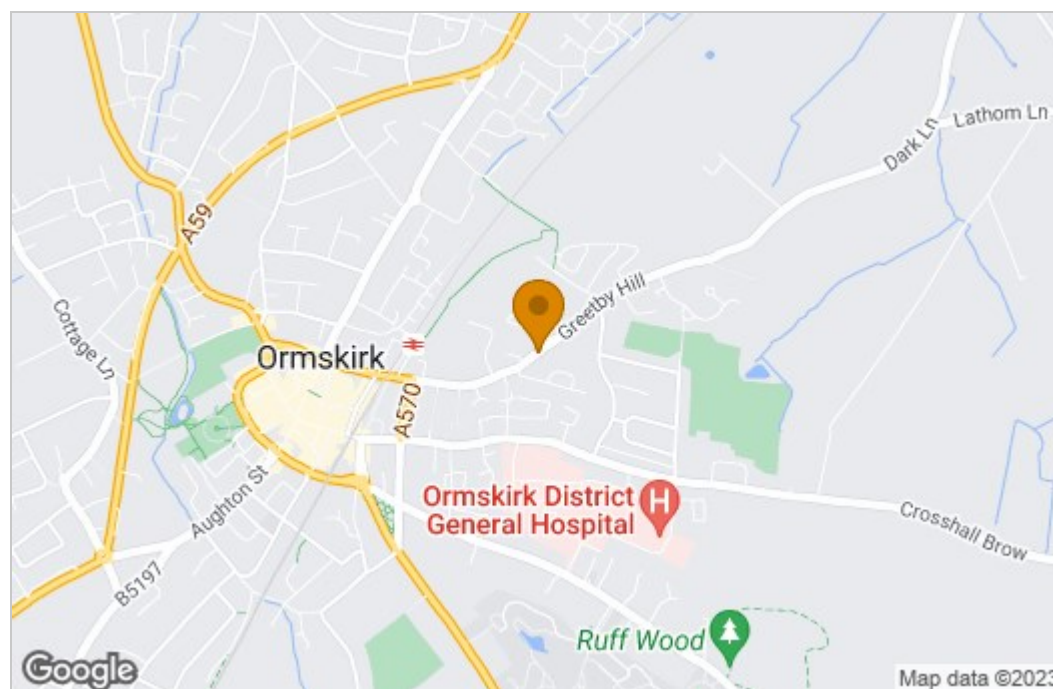
VIEWINGS

Viewing strictly by appointment through the Agents.

Floor Plan



Area Map



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.

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