

Ian Anthony

The Estate Agents



8 Hardacre Street, Ormskirk, L39 2XD

£825 Per Calendar Month

Mid terrace property situated in a popular residential area convenient for Ormskirk town centre and all its associated amenities. Ground floor accommodation comprises a living room, dining room and kitchen whilst to the first floor there are two bedrooms and a family bathroom.

FRONT DOOR & ENTRANCE HALL



Door to front aspect, telephone point.

LIVING ROOM 11'4" x 11'3" (3.45m x 3.43m)



Windows to front aspect, decorative fireplace with tiled back, storage cupboard.

DINING ROOM 14'0" x 11'4" (4.27m x 3.45m)



Window to rear aspect.

KITCHEN 13'3" x 7'2" (4.04m x 2.18m)



Window to rear aspect, fitted kitchen with a range of base and wall units, single drainer sink unit, integrated electric hob with cooker hood, integrated electric oven, space for washing machine, space for tall fridge freezer, part tiled walls.

FIRST FLOOR

STAIRS & LANDING

Galleried landing.

BEDROOM ONE 14'11" x 11'5" (4.55m x 3.48m)



Windows to front aspect.

BEDROOM TWO 14'0" x 9'3" max (4.27m x 2.82m max)



Window to rear aspect.

BATHROOM



Window to rear aspect, white suite comprising a bath with shower over, WC, pedestal washbasin, tiled walls.

OUTSIDE

FRONT GARDEN

Small front garden.

REAR GARDEN



Paved rear yard with shrub borders, gate to rear aspect.

ADDITIONAL INFORMATION

The property has a gas central heating system and is double glazed throughout.

Permit parking is available for £25 a year when applied through Lancashire Borough Council.

ENERGY PERFORMANCE RATING

The property's current energy rating is 57D. It has the potential to be 82B.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band B

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.

VIEWINGS

Viewing strictly by appointment through the Agents.

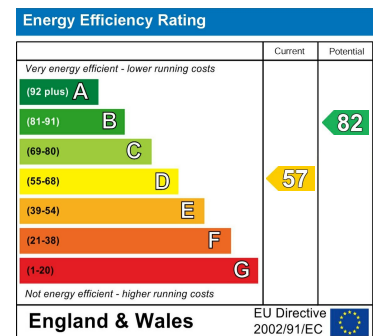
Floor Plan



Area Map



Energy Efficiency Graph



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.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: enquiries@iananthoniestates.co.uk <https://www.iananthoniestates.co.uk>