

Ian Anthony The Estate Agents

Cotton Drive, Ormskirk, L39 3AZ

Guide Price £122,500









• MAISONETTE PROPERTY • LOUNGE / DINER

KITCHEN
 CLOAKROOM

• THREE BEDROOMS • FAMILY BATHROOM

• COMMUNAL GARDENS & ON • POPULAR RESIDENTIAL ROAD PARKING AREA









A maisonette property is situated within easy reach of the popular residential market town of Ormskirk and all its associated amenities. Accommodation benefits from being over 2 floors and briefly comprises of a lounge/diner, kitchen and cloakroom, whilst the first floor has 3 bedrooms and a generous sized family bathroom. Outside to the front of the property there is a communal garden with an extensive lawn, a range of hedges and trees. To the rear there is on road parking. Location allows easy access to Ormskirk town centre, local schools, shops and hospital all in walking distance from the property. This property would be ideal for first time buyers or investors alike and early internal viewing is highly recommended.





This floor plan is for illustration purposes only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80)	74	78
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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