

# Ian Anthony

The Estate Agents



## HILLSIDE AVENUE, ORMSKIRK, LANCASHIRE

Guide Price £320,000

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### NO UPWARD CHAIN!

A delightfully presented end of terrace dormer bungalow sits upon an elevated position and situated in a quiet cul-de-sac location within close proximity to Ormskirk town centre. The property comprises of an entrance porch, hallway, living room, conservatory kitchen and study, along with a ground floor master bedroom and bathroom. The first floor offers a bedroom, dressing room and water closet. Outside the property has the benefit of off road parking to the side leading to a detached garage and low maintenance gardens to the rear and front aspects.

- SEMI-DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- LIVING ROOM, CONSERVATORY
- KITCHEN, STUDY
- BEDROOM & BATHROOM
- FURTHER BEDROOM

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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Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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