

# Ian Anthony The Estate Agents

# Sturgess Close, Ormskirk, L39 1PH

Guide Price £215,000









- SEMI DETACHED HOUSE
- LIVING ROOM

KITCHEN/DINER

- OUTHOUSE/UTILITY
- COAL SHED/STORAGE
- THREE BEDROOMS
- FAMILY BATHROOM
- GARDENS FRONT, SIDE & REAR
- NO UPWARD CHAIN!
- POPULAR RESIDENTIAL LOCATION









### **SUMMARY**

### NO UPWARD CHAIN!

Traditional semi detached property situated on a generous sized corner plot convenient for Ormskirk town centre and all its associated amenities. Ground floor accommodation comprises a living room, kitchen/diner, rear porch leading to wash house/utility and a coal shed/storage room. To the first floor there are three bedrooms and a family bathroom. Outside there are gardens to the front and rear. Viewing is highly recommended to appreciate the potential this property has to offer.





	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80)	71	
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

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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