



**Ian Anthony**  
The Estate Agents



## Rutland Crescent, Ormskirk, Lancashire, L39 1LP

Guide Price £259,950

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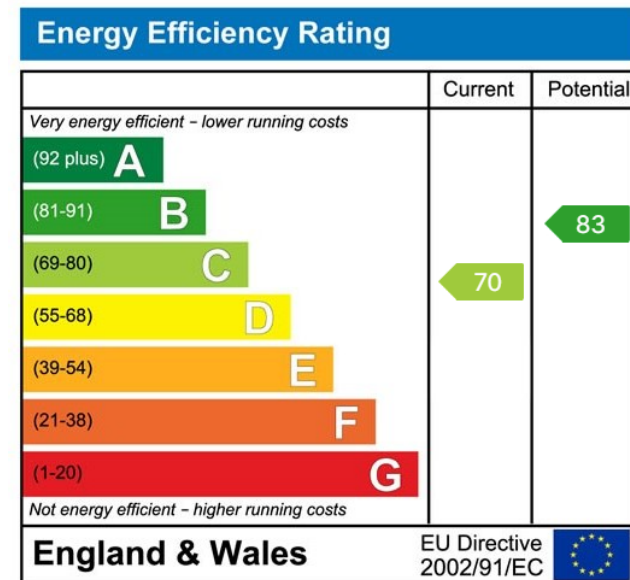
- NO UPWARD CHAIN
- LOUNGE
- KITCHEN
- FOUR BEDROOMS
- FRONT & REAR GARDEN WITH BRICK BUILT GARAGE
- EXTENDED SEMI DETACHED PROPERTY
- DINING ROOM
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM & SEPERATE WC
- CLOSE TO ORMSKIRK TOWN CENTRE





## NO UPWARD CHAIN

Well presented extended semi-detached house set in the sought after location of Ormskirk offering great potential as a family home or as an investment. The property briefly consists of a lounge, dining room, kitchen and downstairs WC. Whilst to the first floor there are four bedrooms and a family bathroom with a separate WC. Externally there are front and rear gardens with detached garage and a driveway providing off road parking. The properties location lends itself to easy access for local amenities including both primary and secondary schools along with good access to public transport links as well as close proximity to local shops including an easy distance to Ormskirk town centre. Early viewings are highly advised to appreciate the size and the potential that this property has to offer.



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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