

## Ian Anthony The Estate Agents

## Aughton Street, Ormskirk, L39 3LQ

Guide Price £220,000







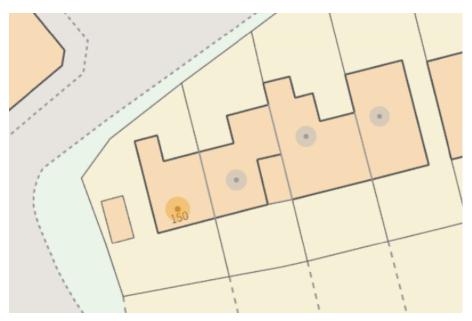


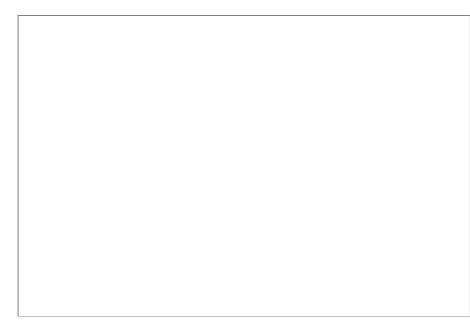
- NO UPWARD CHAIN
- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM
- SINGLE GARAGE & OFF ROAD PARKING

- TRADITIONAL SEMI DETACHED PROPERTY
- DINING ROOM
- THREE BEDROOMS
- GARDENS FRONT & REAR
- REQUIRES MODERNISATION



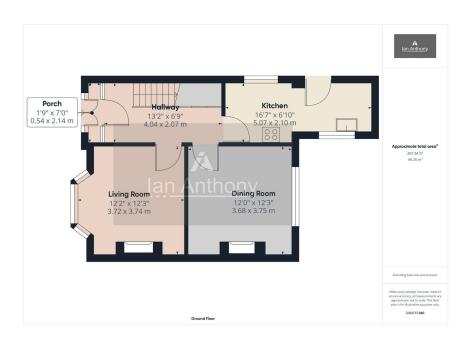






## **NO UPWARD CHAIN!**

Traditional semi detached property situated in a popular residential location convenient for Ormskirk town centre and all its associated amenities. Accommodation briefly comprises of a living room, dining room and kitchen whilst to the first floor there are three bedrooms and a family bathroom. Externally there is a garden to the front aspect with a single garage, driveway providing off road parking and an enclosed garden to the rear. Please note this property does require modernisation, however viewings are essential to see what this property has to offer!



	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		l
(69-80)		79
(55-68)	63	
(39-54)		
(21-38)		
(1-20)	3	
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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