



# Ian Anthony

The Estate Agents

# CLAREMONT HOUSE, RUFF LANE, ORMSKIRK

Guide Price £350,000

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- LUXURIOUS FIRST FLOOR APARTMENT
- SPACIOUS LANDING AREA
- LIVING ROOM/DINING ROOM
- MODERN FITTED KITCHEN
- MASTER BEDROOM WITH ENSUITE
- FURTHER BEDROOM, BATHROOM
- ALLOCATED PARKING, COMMUNAL GARDENS
- HIGHLY DESIRABLE LOCATION
- CONVENIENT FOR ORMSKIRK TOWN CENTRE
- NO UPWARD CHAIN!



Introducing a truly exceptional first-floor apartment exuding sophistication, elegance, and style, nestled in the highly desirable residential location of Ruff Lane, Ormskirk. This magnificent residence boasts generous proportions and is characterized by meticulous design and attention to detail, with notable features such as high ceilings, ornate coving and sash windows adding to its charm. Upon entering, you're greeted by a spacious and welcoming entrance hallway leading to a bright and airy landing area. The apartment comprises a stunning living/dining room, a modern fitted kitchen, a luxurious master bedroom with ensuite facilities, an additional bedroom, and a well-appointed bathroom. Externally, the property is surrounded by wonderful landscaped gardens adorned with established mature trees, lush lawns and flowering shrubs, creating a picturesque setting. Internal inspection is highly recommended to fully appreciate the immaculate condition of this property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(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	

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.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: [enquiries@iananthoniestates.co.uk](mailto:enquiries@iananthoniestates.co.uk) <https://www.iananthoniestates.co.uk>