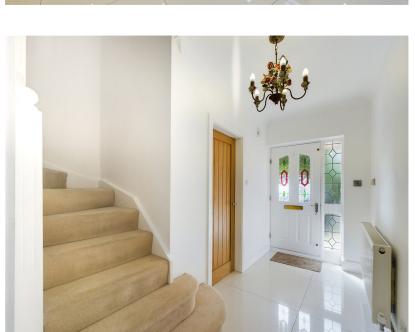


## Ian Anthony The Estate Agents

Guide Price £399,950





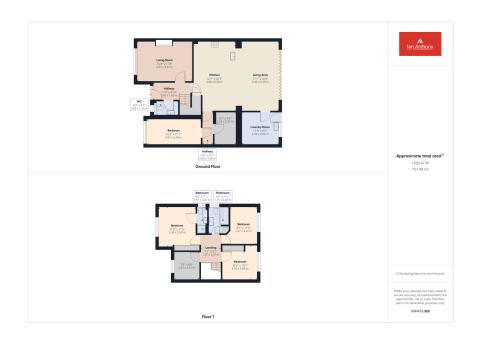


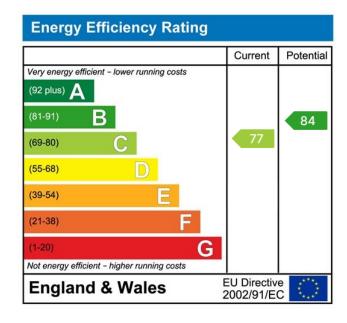
- SUBSTAINTIAL FAMILY HOME
- GOOD LOCATION
- KITCHEN/ DINER/ FAMILY ROOM
- 2 BATHROOMS
- FRONT & REAR GARDEN

- DETACHED
- 2/3 RECEPTION ROOMS
- 4/5 BEDROOMS
- UTILITY & GARAGE
- GREAT LOCATION

Substantial family property positioned at the end of a quiet culde-sac and on a enviable corner plot in the popular location of Melling. The ground floor comprises of a entrance hall, cloakroom, living room and it has recently had a large rear extension to create an excellent kitchen/ family room, downstairs bedroom and utility room with a further room with full plumbing for a prospective bathroom. Whilst to the first floor their is four bedrooms, family bathroom and En-suite. Outside there is generously sized gardens to both the front and rear, with the front being fully paved and gravelled to allow ample parking. Early viewing is highly recommended to appreciate all this beautiful family 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 firms 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@iananthonyestates.co.uk https://www.iananthonyestates.co.uk