

Ian Anthony The Estate Agents

Cottage Lane, Ormskirk, L39 3NE

Guide Price £315,000









- NO UPWARD CHAIN
- THREE BEDROOMS
- KITCHEN/DINER
- DRIVEWAY PARKING

- DETACHED BUNGALOW
- DINING ROOM
- FRONT & REAR GARDENS
- LIVING ROOM



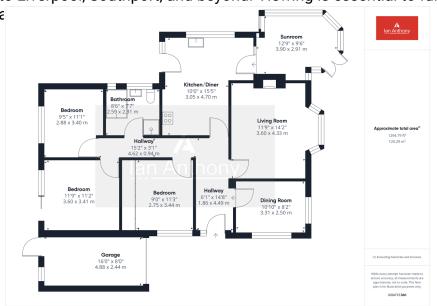






NO UPWARD CHAIN!!!

We are delighted to bring to market this spacious three-bedroom detached bungalow situated on Cottage Lane, Ormskirk. The property offers a well-proportioned layout including an entrance hall, a dining room, a comfortable living room, a spacious kitchen/diner, three bedrooms, a family bathroom, and a conservatory. Externally, the property features two well-maintained gardens to the front and rear, both adorned with established greenery, providing a serene outdoor setting. Ample parking space is available alongside an integrated garage, ensuring convenience for multiple vehicles. Ideally located just a short walk away from Ormskirk Town Centre, residents can enjoy easy access to a variety of amenities, including shops, restaurants, bars, and excellent transport links to Liverpool, Southport, and beyond. Viewing is essential to fully





| | Current | Potentia |
|---|---------|----------|
| Very energy efficient - lower running costs (92 plus) | | |
| (81-91) B | | l |
| (69-80) | | 80 |
| (55-68) | 65 | |
| (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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