



**Ian Anthony**  
The Estate Agents

# GREETBY HILL, ORMSKIRK

Guide Price £480,000

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- ARCHECTURALLY DESIGNED • UNIQUE DETACHED PROPERTY
- WELL PRESENTED • LOUNGE
- SITTING/ SUN ROOM • THREE BEDROOMS
- SHOWER ROOM & BATHROOM • FRONT GARDEN & PARKING
- OPEN BALCONY & REAR GARDEN • EXCELLENT LOCATION

Ian Anthony are pleased to bring to market this beautiful and unique detached family property situated upon the popular Greetby Hill area of Ormskirk. Architecturally built in the 1960s by a local architect, this home is arranged over 2 levels and provides excellent accommodation. Briefly comprising of a dining room, kitchen, two tiered living area, sitting room, three bedrooms, bathroom and separate shower room. Outside the property has a beautifully presented front garden with sweeping block paved driveway allowing parking for multiple cars. The uniqueness of the inside continues into a private and secluded multi tiered rear garden with luscious lawns and seating areas. Location allows views over Ormskirk and distant areas such as Blackpool and Southport can be best seen from an open balcony accessed from the upper lounge. Viewing is must to fully appreciate this beautiful home.



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>		76
(55-68) <b>D</b>	55	
(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.

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