



**Ian Anthony**  
The Estate Agents

# Wigan Road, Westhead, Ormskirk, L40 6HZ

Guide Price £248,500

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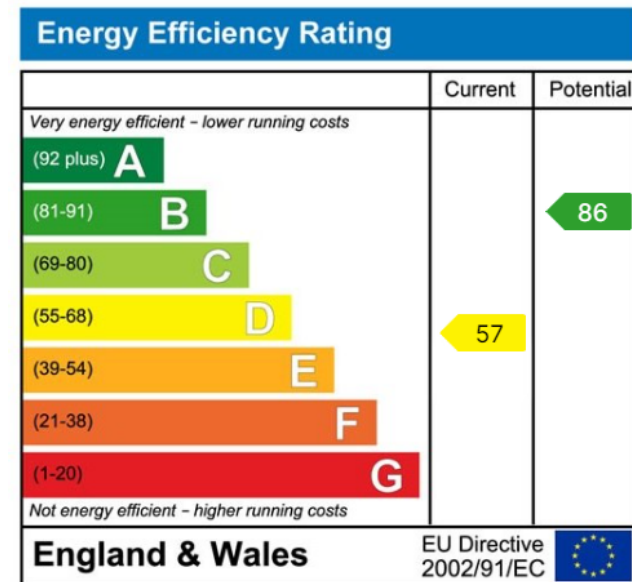
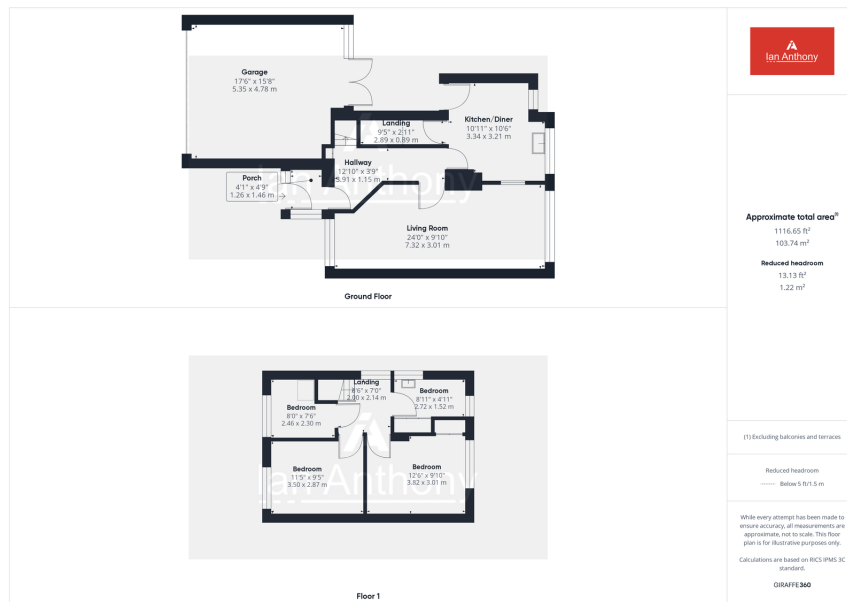


- IN NEED OF MODERNISATION
- LIVING ROOM / DINING ROOM
- THREE BEDROOMS
- GARDENS FRONT & REAR
- SEMI DETACHED PROPERTY
- KITCHEN BREAKFAST ROOM
- FAMILY BATHROOM
- DOUBLE GARAGE



## IN NEED OF MODERNISATION, NO UPWARD CHAIN!

This semi-detached property, located in a popular residential area close to the historic town of Ormskirk and its numerous amenities including local primary and secondary schools also a local pub serving excellent home cooked meals, this property presents a fantastic opportunity for development. The accommodation comprises a spacious living/dining room, a kitchen breakfast room, three bedrooms, and a bathroom. Externally, the property benefits from a driveway providing ample parking, an attached garage, and gardens to the front and rear. This home is ideal for those looking to put their own stamp on a property in a highly desirable location.



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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