

## Ian Anthony The Estate Agents

## Pendle Drive, Ormskirk, Ormskirk, Lancashire, L39 2EA

Guide Price £250,000









- SEMI DETACHED PROPERTY LIVING ROOM
- KITCHEN/FAMILY ROOM
- TWO BEDROOMS
- FAMILY BATHROOM
- ATTRACTIVE GARDENS FRONT & REAR
- POPULAR RESIDENTIAL LOCATION
- CONVENIENT FOR ORMSKIRK TOWN CENTRE





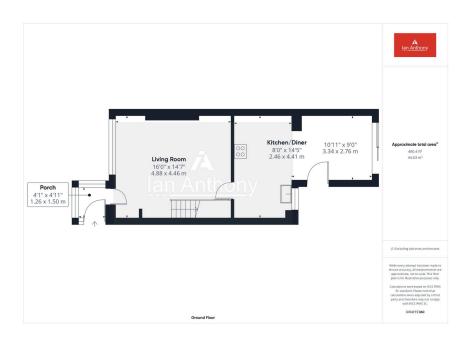




## **SUMMARY**

We are delighted to present this beautifully extended and impeccably maintained two-bedroom property, ideally situated in a sought-after residential area close to Ormskirk town centre and its array of amenities, including nearby schools, with both rail and bus stations approximately 5-10 minute walk away. The property has been tastefully decorated throughout.





		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			83
(69-80)			
(55-68)		65	
(39-54)			
(21-38)			
(1-20)	3		
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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