



**Ian Anthony**  
The Estate Agents



Calder Avenue, Ormskirk, Ormskirk, L39 4SF

Guide Price £260,000

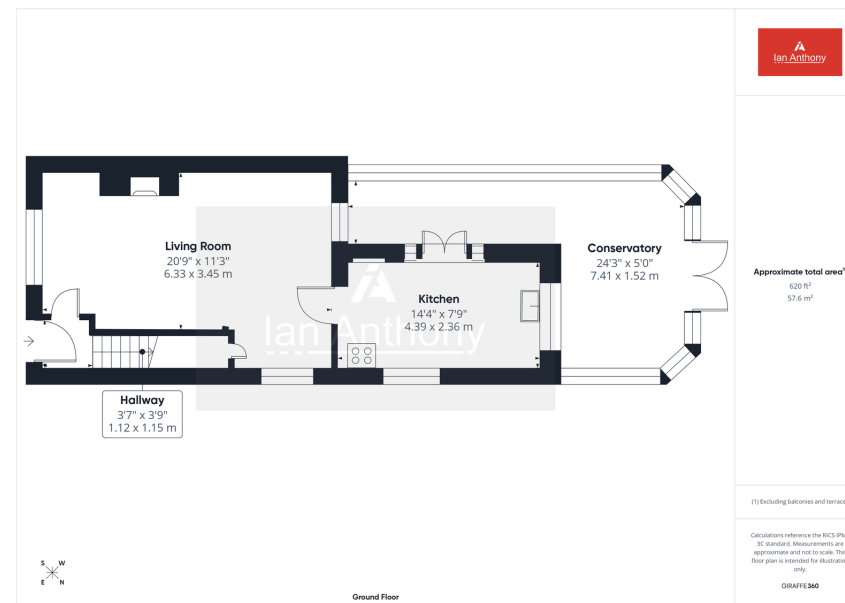
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- THREE BEDROOM SEMI-DETACHED HOME
- DRIVEWAY PARKING & FRONT LAWN
- FEATURE LOG BURNER FIREPLACE
- L-SHAPED CONSERVATORY
- LARGE FAMILY BATHROOM
- READY TO MOVE INTO
- SPACIOUS LIVING / DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- THREE WELL-PROPORTIONED BEDROOMS
- GENEROUS PRIVATE REAR GARDEN





Situated on the popular Calder Avenue in Ormskirk, this well-presented three-bedroom semi-detached property is ready to move straight into and ideal for modern family living. To the front, the home benefits from driveway parking alongside a neatly maintained lawn, creating an attractive first impression.

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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