



Ian Anthony
The Estate Agents

**18 Bath Wood Close
Ormskirk, , L40 7AF**

Asking Price Of £430,000

- STUNNING DETACHED HOME
- MODERN KITCHEN /DINER
- EXTENDED SPACIOUS FAMILY ROOM
- LIVING ROOM & SNUG ROOM
- MASTER BEDROOM & ENSUITE
- THREE FURTHER BEDROOMS
- FAMILY BATHROOM
- WELL PRESENTED REAR GARDEN



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Property Description

SUMMARY

A very well presented modern extended detached family home, sitting on a superior corner plot within a popular residential location. A spacious dwelling comprising an entrance hall, open plan kitchen / diner, living room, study/snug, large extension providing a family room/dining area with bi-fold doors opening to the private enclosed rear garden and cloakroom. Whilst the first floor offers a master bedroom with en-suite, three further bedrooms and a family bathroom. Outside of the property there is a low-maintenance front garden area with ample parking, and a generous garden to the rear. Integral double garage currently used as a home gym/storage/utilities. The property is located within close proximity to Ormskirk town centre and all of its local amenities with easy access to the Linear Park. Viewings are highly recommended to appreciate what this lovely family home has to offer.





ENTRANCE HALL

Composite front door. Stairs to first floor. Amtico flooring. Doors off to...

CLOAKROOM

7' 03" x 3' 11" (2.21m x 1.19m) Window to the side aspect. WC, pedestal sink unit, tiled walls, Amtico flooring. Recessed lighting.

LIVING ROOM

15' 09" x 14' 11" (4.8m x 4.55m) Windows to the front aspect. Feature centre electric pebble flame effect fire with surround. Carpeted, glazed doors leading into the large extended family room.



KITCHEN/DINER

22' 08" x 11' 05" (6.91m x 3.48m) Windows to side aspect. A beautifully presented open plan kitchen dining room, completed with modern grey gloss units to wall and floor, Laminate work surfaces over, 1 and 1/2 bowl stainless steel sink unit, breakfast bar. Benefitting from fully integrated appliances including oven, ceramic hob, extractor unit, microwave, dishwasher, fridge freezer, washing machine and dryer. Space for a American Fridge freezer. There is a lovely open plan dining area. Recessed lighting, Amtico flooring, Glazed doors leading to the Extension.

EXTENSION FAMILY ROOM

20' 10" x 16' 00" (6.35m x 4.88m) Recently extended fantastic family room offers a versatile family living space with seating and dining area, views of the garden via the bi-fold doors which changes the space to indoor outdoor living. Door to ..



SNUG/STUDY

11' 07" x 10' 05" (3.53m x 3.18m) Windows to the front and side aspect .Amtico flooring .

STAIRS & LANDING

The white spindle stair case rises to the first floor landing area Door off to...

MASTER BEDROOM

12' 08" x 11' 08" (3.86m x 3.56m) Windows to the side and side aspects. Fitted mirrored wardrobe. Carpeted.

ENSUITE

7' 03" x 5' 10" (2.21m x 1.78m) Window to side aspect. Suite comprises W.C, pedestal wash basin, glass shower enclosure with chrome shower. Chrome towel rail Beautiful tiling to walls and floor.

BEDROOM TWO

14' 11" x 10' 03" (4.55m x 3.12m) Windows to the front and rear aspect. Carpeted.





BEDROOM THREE

11' 04" x 10' 09" (3.45m x 3.28m) Windows to front and side aspect. Loft access. Carpeted.

BEDROOM FOUR

11' 07" x 9' 03" (3.53m x 2.82m) Window to the front aspect. Built in storage cupboards. Carpeted.

FAMILY BATHROOM

7' 10" x 6' 02" (2.39m x 1.88m) Window to the side aspect. A modern family bathroom comprises a W.C, pedestal wash basin. Bath with shower over, glass shower screen. modern tiling to wall and Amtico flooring. Recessed lighting. Chrome towel rail.



FRONT GARDEN

Fantastic corner plot location offering a low-maintenance front garden area with ample parking, and a generous driveway.

REAR GARDEN

A generous private rear garden to the rear of the property with lawn area and a large decking seating area. Fenced boundary.

INTEGRAL DOUBLE GARAGE

Integral double garage currently used as a home gym/storage/utilities.



OUTSIDE

ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band E

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

TENURE

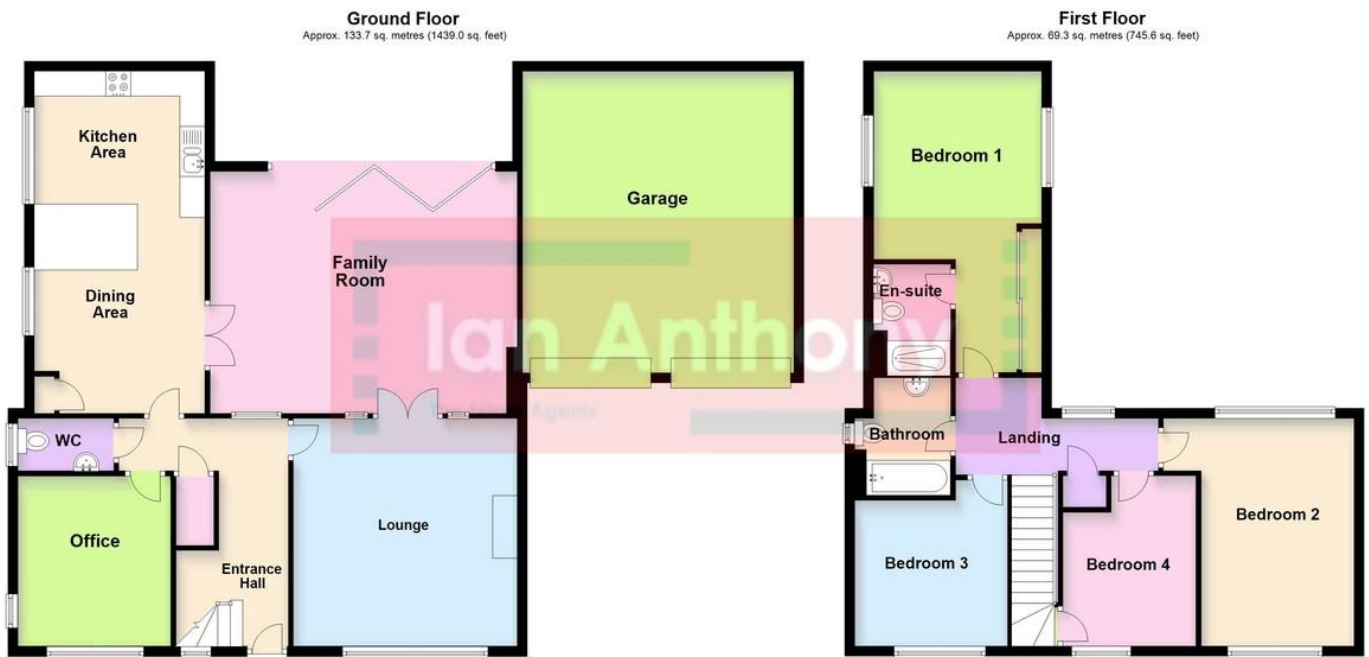
PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

VIEWING

Viewing strictly by appointment through the Agents.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements