



**Ian Anthony**  
The Estate Agents

**24 Derby Hill Road  
Ormskirk, Lancashire, L39 2XH**

**Asking Price Of £215,000**

- EXTENDED SEMI DETACHED PROPERTY
- LIVING ROOM, DINING ROOM
- KITCHEN/DINER, UTILITY ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY, GARDENS FRONT & REAR
- POPULAR RESIDENTIAL LOCATION
- CONVENIENT FOR ORMSKIRK TOWN CENTRE





24 Derby Hill Road, Ormskirk, Lancashire, L39 2XH



## Property Description

### SUMMARY

Well presented extended semi detached property providing spacious family accommodation situated in a popular residential location convenient for Ormskirk town centre and all its amenities. Ground floor accommodation comprises a living room, dining room, kitchen/diner and utility room whilst to the first floor there are four bedrooms and a family bathroom. Outside there are easily maintained gardens to front and rear.

### FRONT DOOR & ENTRANCE HALL

UPVC part glazed door to front aspect, staircase to first floor, meter cupboard, laminate floor.

### LIVING ROOM

15' 10" x 14' 7" max (4.83m x 4.44m) Window to front aspect, stone effect fireplace and surround, TV point, laminate floor, door to kitchen.





#### KITCHEN/DINER

14' 7" x 8' 1" (4.44m x 2.46m) Window to rear aspect, fitted kitchen with a range of base and wall units, 1 ½ bowl stainless steel sink unit, electric cooker point with overhead extractor, space for fridge freezer and dishwasher, dining area, part tiled walls, tiled floor, patio door to rear aspect.

#### DINING ROOM

14' 4" x 5' 11" (4.37m x 1.8m) Window to front aspect, laminate floor, door to utility room.

#### UTILITY ROOM

Glazed door and glazed side panels to rear aspect, plumbing for washing machine and dryer, wall mounted gas central heating boiler, laminate floor.

#### FIRST FLOOR

##### STAIRS & LANDING

Galleried landing with loft access.

##### BEDROOM ONE

14' 2" x 8' 4" (4.32m x 2.54m) Window to front aspect, fitted wardrobes with matching units.

##### BEDROOM TWO

14' 7" max x 10' 0" max (4.44m x 3.05m) Windows to rear aspect, fitted wardrobes and dressing table, laminate floor.

##### BEDROOM THREE

14' 8" x 6' 4" (4.47m x 1.93m) Laminate floor.

##### BEDROOM FOUR

10' 3" max x 6' 11" (3.12m x 2.11m) Window to front aspect, laminate floor.

#### BATHROOM

Window to rear aspect, white suite comprising a WC, washbasin, corner shower cubicle, tiled walls, tiled floor, extractor fan, spotlights.

#### OUTSIDE

##### FRONT GARDEN

Paved driveway, gravel garden.

##### REAR GARDEN

Fenced rear garden with a paved patio area, lawn, timber shed.

#### ADDITIONAL INFORMATION

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





**ENERGY PERFORMANCE RATING**

This property's current energy rating is 70. It has the potential to be 88.

**LOCAL AUTHORITY**

West Lancashire Borough Council, Council Tax - Band C

**SERVICES (NOT TESTED)**

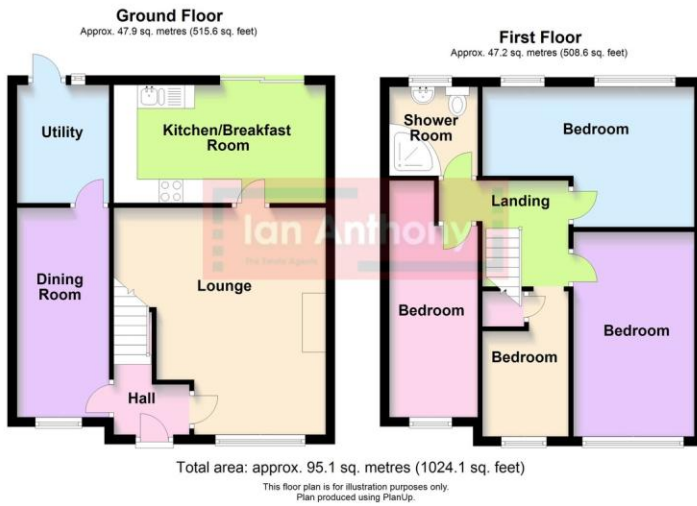
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

I/We approve these sales particulars (with amendments as marked) and authorise Ian Anthony to print and distribute them. I/We understand that all items listed in the particulars are included in the sale and must not be removed unless agreed in advance with the buyer. I/We will inform you immediately should any material change be made to the property.

Signed \_\_\_\_\_

Date \_\_\_\_\_

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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 and 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