



# FLEXIAGENT

Market Leading, Independent Estate Agents



## Asmall Lane

Ormskirk, L40 8JL

**Offers In Excess Of £475,000**

Flexi Agent are proud to promote 'Windy Ridge', situated on Asmall Lane in Halsall to the open sales market. The property is positioned in an exceptional rural location, surrounded by open fields and farmland. The property sits on a generous plot & is circa 2727 square feet in accommodation, providing extensive opportunity to make this your dream family home! Available for purchase with NO ONWARDS CHAIN.

The property briefly comprises; entrance hallway, sitting room, dining room, modern kitchen, a spacious living room, kitchen, utility room and shower room to the ground floor. The first floor offers four well proportioned bedrooms and a family bathroom to the first floor. Bedrooms to the first floor offer dressing room/additional storage space to each of the bedrooms also.

Externally, the property offers a generously sized driveway for several vehicles, a detached double garage, a detached garden store and private sun-catching side gardens & a rear patio.

Early inspection of this property is strongly recommended to fully appreciate the accommodation on offer.

Freehold  
Council tax band D

Viewing is available immediately by appointment.

### Viewing

Please contact our Flexi Agent Southport Office on 01704 889455 if you wish to arrange a viewing appointment for this property or require further information.

- Four bedrooms
- Two bathrooms
- Rural location
- Circa 2727 square feet
- Excellent opportunity
- Double garage
- Ample driveway parking
- Situated equidistant to Southport & Ormskirk centre
- Private gardens
- NO CHAIN



4



2

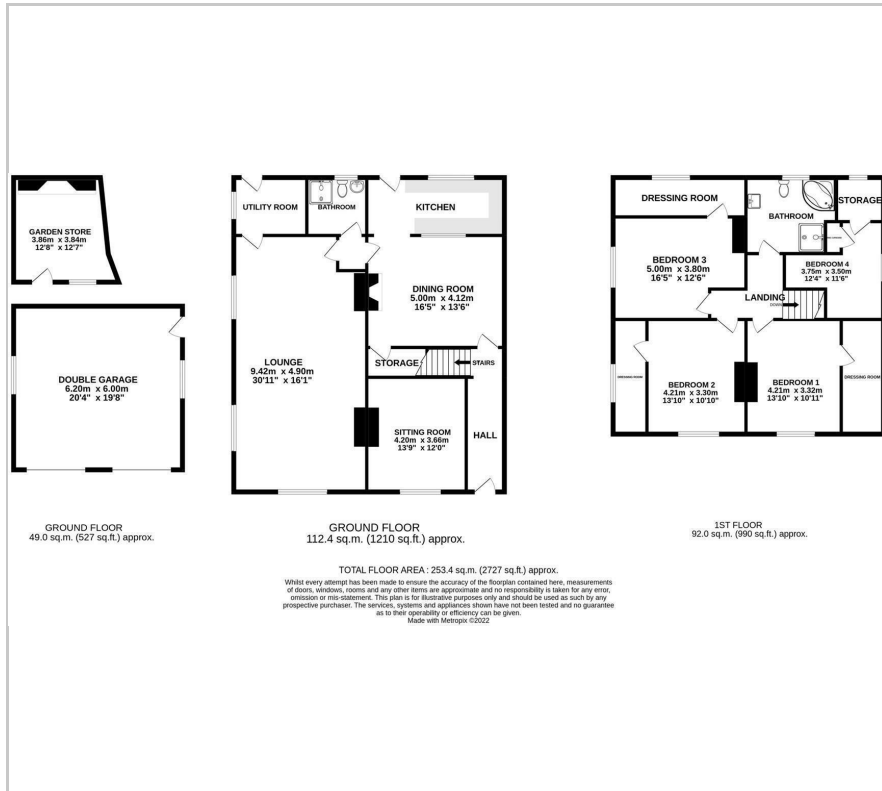


3



F

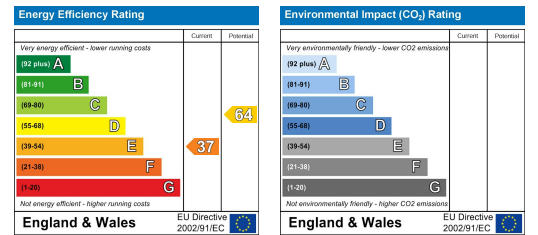
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.