

**Kinloch Way,
Ormskirk**


SMART MOVE



Asking Price **£365,000**



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Available for sale with NO ONWARD CHAIN, Smart Move are delighted to present to the market this deceptively spacious, extended, true bungalow, located within walking distance of shops and amenities. The property offers generous accommodation of around 1,597 sq ft (inc. garage,) and an enviable corner plot location, giving buyers space both inside and out. Viewing is by appointment via Smart Move, so call us now to enquire further and book your individual tour.

The internal layout of the property in brief includes: entrance porch / hall, spacious main lounge, study / home office, conservatory with double doors opening to the left-hand patio area, modern fitted kitchen, inner hallway, bedroom one with en suite bathroom, bedroom two spans an impressive 25ft in length and could also be utilised as a sitting room, bedroom three and the three piece shower room completes the accommodation. NB: All flooring, light fittings, blinds and shutters are included in the sale, making the property ready to move straight into.

The property enjoys a corner plot location, as such there are outdoor space to the front, side and rear. There is also the added bonus of TWO DRIVEWAYS, with one to the front and another to the rear, with a single garage at the end of the rear driveway for further parking, or useful storage. The main garden is located to the rear and is made private by an enclosed perimeter, which has gated access to the rear driveway and also to the front, for easy access around the property. The rear garden is made up of a established lawned garden and paved patio area, which leads around the property for further patio areas to both the left and right-hand sides.

About the Local Area: Ormskirk is a busy market town surrounded by the parishes of Bickerstaffe, Aughton, Scarisbrick, Burscough, Lathom and Lathom South. The town centre is home to a varied array of large chain stores, as well as boutique independent shops and café bars, providing a vibrant and busy heart to the town. An open market is held twice-weekly, on Thursdays and Saturdays, in the pedestrianised centre of Ormskirk. The Market location was originally the junction of the main roads to Preston, Liverpool and Wigan, and was marked by a market cross going back to medieval times. The A59 is the main road, with Preston to the north and Liverpool to the south. The A570, from Southport, crosses the town from west to east and provides a link to the national motorway network at junction 3 of the M58, about three miles from the town centre.



*** Extended TRUE Bungalow - Newly Decorated & New Carpets**

*** Corner Plot Location**

*** Lounge, Conservatory & Modern Fitted Kitchen**

*** En Suite Bathroom & Separate Shower Room**

*** Patio Areas & Lawned Rear Garden**

*** No Onward Chain & Vacant Possession**

*** Accommodation circa 1,597 sq ft (inc. Garage)**

*** Three Bedrooms plus Office / Fourth Bedroom**

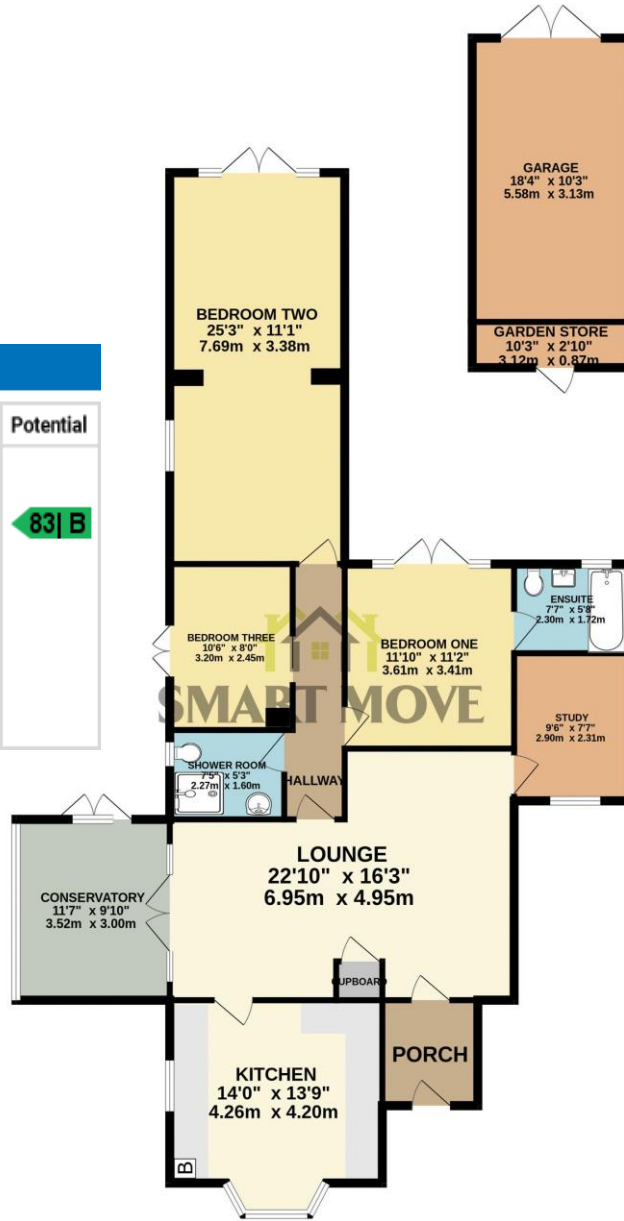
*** Driveways to the Front & Rear plus Garage**

*** Freehold, Council Tax Band D & EPC Rating C**



GROUND FLOOR
1597 sq.ft. (148.3 sq.m.) approx.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 1597 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.