



BW
BRIGHOUSE
WOLFF

5 Spinney Close, Ormskirk, Lancashire L39 4ST
REDUCED £399,000





5 Spinney Close, Ormskirk, Lancashire L39 4ST

A well proportioned and extended 3 bedroom detached true bungalow which is set in a much sought after location and enjoys no further chain delay. The property has been fitted with replacement carpets and floorcoverings throughout and is therefore ready for the new purchaser to move in.

Situated just off the ever popular and tree lined Prescott road and within walking distance of local shops and schools. Aughton Park railway station which provides direct access into Liverpool City Centre is located within walking distance, whilst Ormskirk town centre with its wide variety of supermarkets, shops, restaurants and bars along with it's twice weekly market is situated within a short drive. Edge Hill University, Coronation Park & Ormskirk Hospital are also located locally along with access to the motorway network (M58) at nearby Bickerstaffe.

Sitting in a quiet cul-de-sac location with gardens to the front, side & rear, the main accommodation provides a flexible layout and briefly comprises; Porch, entrance hallway, lounge, dining room, fitted kitchen, utility room three bedrooms - the master benefitting from en-suite shower room - & modern family bathroom suite. To the exterior are generous private enclosed gardens to the front, side and rear with off road parking provided by a driveway and garage.

Further benefits include gas central heating and double glazing.

please contact us on; 01695 580801 to arrange a convenient time to view.

DIRECTIONS

ACCOMMODATION

GROUND FLOOR

PORCH

Upvc door provides the principal access into the property.

ENTRANCE HALLWAY

A wide and spacious hallway provides access to all accommodation, glass panelled door and window, coved ceiling, ceiling lighting & radiator panel,

LOUNGE

17'3" x 13'1" (5.28 x 3.99)

A light and spacious room to the rear elevation with double glazed windows and patio doors leading into the gardens, archway leading into the dining room, radiator panel, ceiling lighting & tv point.

DINING ROOM

15'5" x 9'1" (4.71 x 2.78)

Double glazed double doors lead into the rear garden areas, radiator panel, coved ceiling, ceiling lighting and access to kitchen & utility rooms.

FITTED KITCHEN

10'0" x 9'8" (3.05 x 2.95)

Located in the extension to the rear of the property and fitted with a comprehensive range of wall and base units together with contrasting work surfaces floor coverings and splash back tiling. Gas hob, built in double oven, sink and drainer unit, ceiling light points, double glazed windows to side and rear, plumbing for washing machine, overlooking the rear gardens.

UTILITY ROOM

8'3" x 6'11" (2.54 x 2.11)

Double glazed door leading to the exterior, radiator panel, ceiling light point, built in cupboard housing the central heating boiler.

BEDROOM 1

14'10" max x 14'9" (4.54 max x 4.50)

Double glazed bow window to the front elevation, radiator panel, a range of fitted wardrobes, overhead storage and bedroom furniture, radiator panel, coved ceiling, ceiling lighting.

EN-SUITE SHOWER ROOM

Fitted with a three piece shower suite comprising; corner shower cubicle with overhead shower and shower screens, low level wc, wash basin, partially tiled elevations, ceiling light point.

BEDROOM 2

11'5" x 9'6" (3.50 x 2.90)

Double glazed window to the front elevation, fitted wardrobes and bedroom furniture, radiator panel & ceiling light point.

BEDROOM 3

11'5" x 6'11" (3.50 x 2.13)

Double glazed window to the side elevation, radiator panel & ceiling light point.

FAMILY BATHROOM SUITE

10'7" x 7'0" (3.24 x 2.15)

Fitted with a modern white four piece bathroom suite comprising; oversized bath, double walk in shower cubicle with overhead mixer shower & glass shower screens, low level WC, vanity wash basin, stainless steel heated towel rail, partially tiled walls, double glazed frosted window and ceiling lighting.

EXTERIOR

DRIVE & GARAGE

A flagged driveway provides ample off road parking and leads to a single attached garage with up and over door, window to the side, and pedestrian door access to the rear.

GARDENS

FRONT

A wall enclosed garden area is situated to the front of the property and is

mainly flagged offering additional parking if required. The garden is planted with well stocked and well kept flower, shrub & tree borders.

SIDE & REAR

The side and rear gardens provide excellent outdoor living space and fan out to the rear elevation. They are mainly laid to lawn, fence enclosed with ornamental shrub and tree borders. Timber built garden shed, pathways to both sides and a large flagged patio/seating area directly behind the main accommodation.

MATERIAL INFORMATION

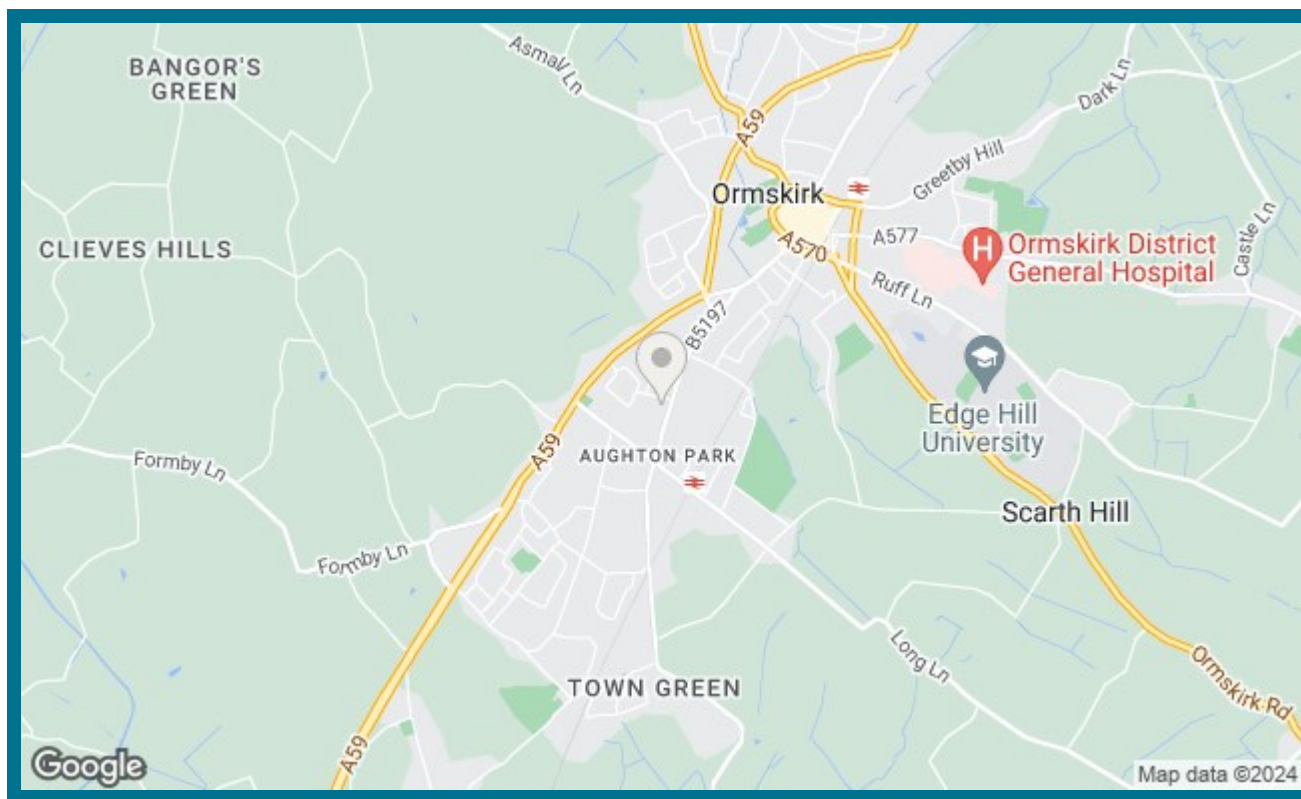
TENURE

FREEHOLD

COUNCIL TAX BAND

Band E

VIEWING BY APPOINTMENT



Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
1403 sq.ft. (130.3 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 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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