



FOR SALE  
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25 Noel Gate, Ormskirk, Lancashire L39 5EE

£255,000





25 Noel Gate, Ormskirk, Lancashire L39 5EE

REDUCED!  
NO ONWARD CHAIN!  
SOUGHT AFTER AREA!

This four bedroom, (three are doubles) semi detached house, located on the ever popular Noel Gate has tremendous potential to update. It has gas central heating and double glazed windows, to the majority. Comprises : Spacious entrance hall, open plan dining room and kitchen, lounge , conservatory and four bedrooms ( access for bedroom 3 is via bedroom 1) and shower room. Low maintenance gardens to the front and the rear and an integral open ended garage.

The property is situated upon the ever popular Noel Gate, Aughton and therefore enjoys a desirable location whilst being ideally situated within ease of access of Aughton Park railway station, which provides excellent access into Liverpool City Centre. Access to the Motorway Network (M58) is also situated at nearby Bickerstaffe, whilst Ormskirk town centre with its variety of Supermarkets, shops, restaurants and bars not to mention its bustling twice weekly markets is set within a short drive.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

#### Entrance Hall

The spacious entrance hall has stairs to the first floor. Wall mounted gas central heating boiler.

#### Dining Room

6'7 x 12'5 (2.01m x 3.78m)

The dining room has a double glazed window to the side elevation and is open to the kitchen and the lounge.

#### Kitchen

6'9 x 8'11 (2.06m x 2.72m)

The front facing kitchen has a range of base and wall units with worktops to accord and includes an electric hob, oven and cooker hood, one and one half single drainer sink with a mixer tap and plumbing for a washing machine and space for an under counter fridge.

#### Lounge

9'7 x 15'11 (2.92m x 4.85m)

The lounge has a solid fuel Rayburn fire with York stone fireplace with green slate hearth and mantle there are points for wall lights.

#### Conservatory

9'9 x 10'10 (2.97m x 3.30m)

Laminate flooring fitted

### FIRST FLOOR

#### Landing

Airing cupboard with hot water cylinder.

#### Bedroom 1

13'2 x 9'8 (4.01m x 2.95m)

A rear facing double bedroom. Door to bedroom 3.

#### Bedroom 2

10'10 x 9'8 (3.30m x 2.95m)

A front facing double bedroom

#### Bedroom 3

14'10 x 8'7 (4.52m x 2.62m)

This dual aspect, double bedroom is accessed from bedroom 1

### Bedroom 4

9'10 x 6'1 (3.00m x 1.85m)

rear facing bedroom.

### Shower Room

The shower room has suite comprising tiled shower compartment with an electric shower fitted, low level W.C. and pedestal wash basin. Running Chicken retro tiling to the walls.

### Garage

15'11 x 8'7 (4.85m x 2.62m)

The garage will fit a small car, is open to the rear and has recently fitted up and over doors. Concrete coal bunker.

### Gardens

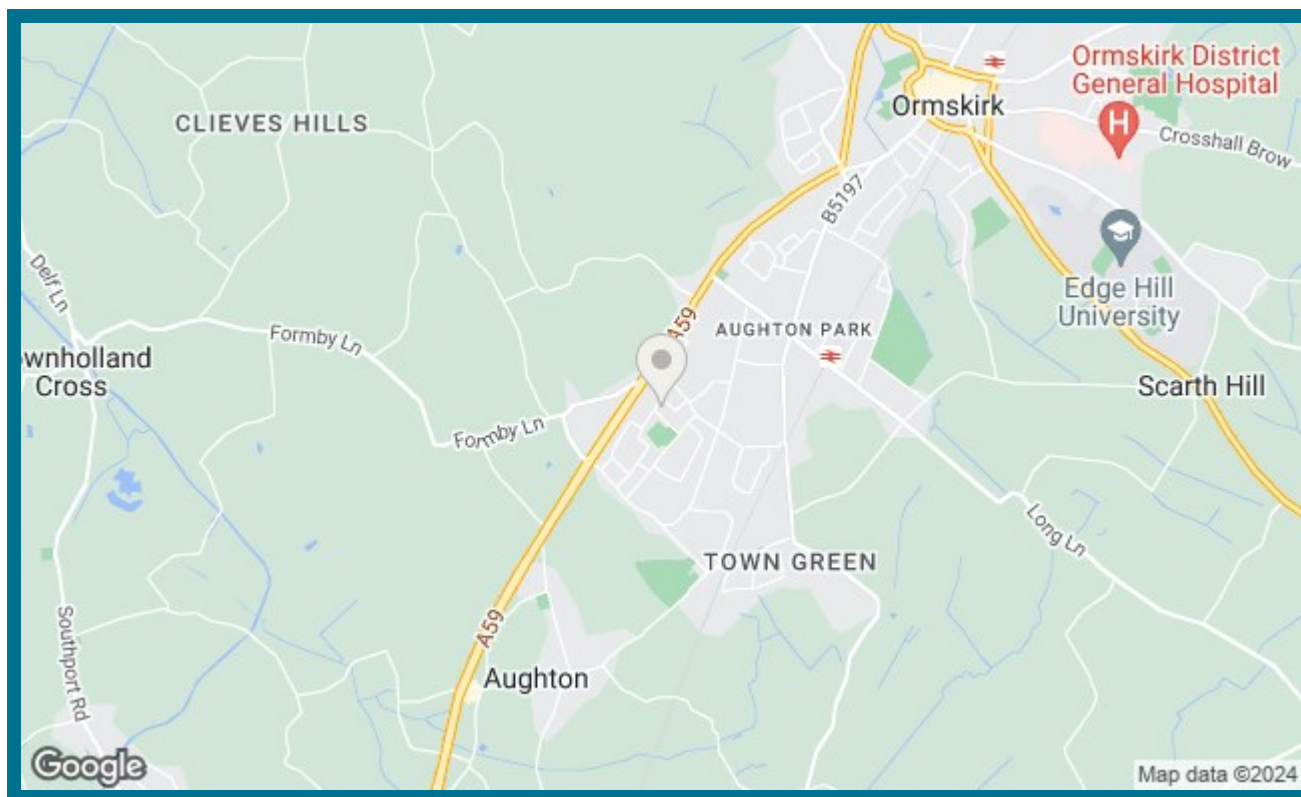
Mature and low maintenance gardens to the front and the rear. Front garden is gravelled and has drive to garage. The garage is open to the mature rear garden which has flagged patio and gravelled area for low maintenance.

### Council Tax

West Lancashire Band C

### Tenure

We have been informed the Tenure is Freehold



### 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.

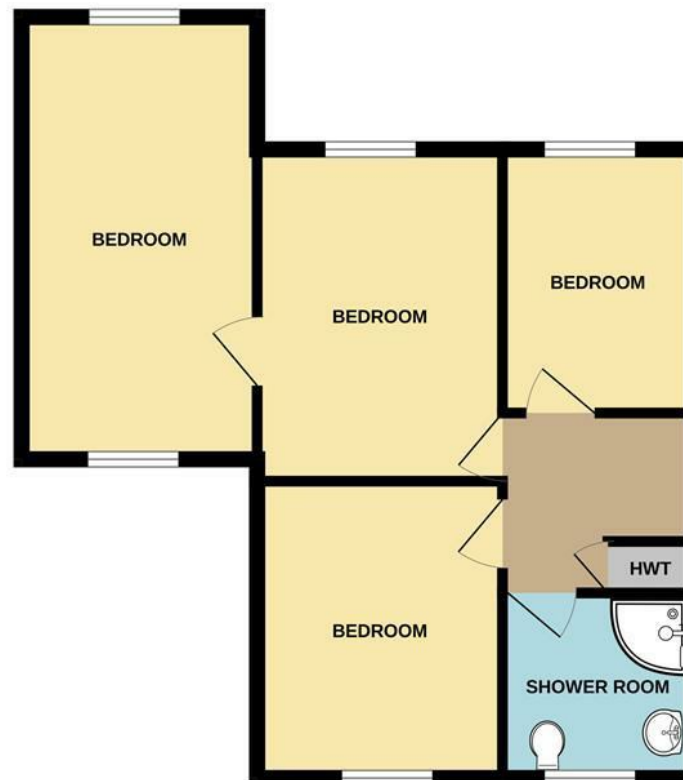


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GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		76
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



