



40 Beechwood Drive, Ormskirk, L39 3NX

£244,950









40 Beechwood Drive, Ormskirk, L39 3NX

A 3 bedroom extended semi-detached family home with no chain delay, set in an ever popular location within close proximity of a variety of local amenities.

The property is situated upon Beechwood Drive in the ancient market town of Ormskirk and therefore enjoys a sought after central location, whilst being ideally positioned for numerous local amenities including primary and high schools and is set within walking distance of Ormskirk railway station which provides excellent access into Liverpool City Centre. Excellent road links are provided by the A59, whilst access to the M58 is situated at nearby Bickerstaffe.

The property is located within easy access of Ormskirk town centre with it's variety of Supermarkets, shops, restaurants, Bistro's and bars, along with it's bustling twice weekly markets. Edge Hill University and Ormskirk Hospital are also located locally.

The accommodation briefly comprises; Entrance porch, hallway, lounge, extended dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are private gardens to the front & rear - the rear being particularly impressive - and off road driveway and single garage parking.

Further benefits include but are not limited to central heating & double glazing.

Please contact us today to arrange a convenient time to view.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Upvc double glazed window to the front elevation, entrance door to the side, ceiling lighting.

#### ENTRANCE HALLWAY

Glass panelled door, radiator panel, ceiling lighting, stairs lead to the first floor, access doors to all ground floor accommodation.

#### LOUNGE

17'8" x 10'3" (5.41 x 3.13)

Double glazed bay window to the front elevation, radiator panel fire set in feature fire place, tv point, wall lighting, double sliding doors leading to the dining room.

#### EXTENDED DINING ROOM

20'9" x 9'0" max (6.33 x 2.75 max)

A large extended room situated to the rear of the property with double glazed patio doors leading into the gardens, laminate flooring, ceiling lighting & radiator panel.

#### FITTED KITCHEN

10'10" x 7'4" (3.31 x 2.24)

Situated to the rear elevation and fitted with a comprehensive range of wall and base units together with contrasting work surfaces, partially tiled walls & tiled flooring. cooker point, sink and drainer unit, plumbing for washing machine and dish washer, double glazed window and side door leading into the gardens.

#### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to the main landing area which provides access to the first floor accommodation.

### BEDROOM 1

13'2" x 9'10" (4.03 x 3.02)

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

### BEDROOM 2

10'11" x 9'9" (3.33 x 2.99)

Double glazed window to the rear elevation, built in storage cupboard, radiator panel & ceiling light point.

### BEDROOM 3

10'2" x 6'6" (3.11 x 1.99)

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

### BATHROOM

6'5" x 5'9" (1.96 x 1.76)

A three piece bathroom suite in white comprising; panelled bath with overhead bath/shower mixer, low level wc and pedestal wash basin. Tiled elevations, ceiling lighting, double glazed frosted window.

### EXTERIOR

#### DRIVE & GARAGE

The front of the property is wall enclosed with parking provided by a flagged drive/parking area. Timber gates lead to a further parking area, whilst a brick built single garage with up and over door provides further covered parking.

#### GARDENS

The front garden is mainly laid to lawn with ornamental flower and shrub borders.

To the rear of the property is a fence and wall enclosed private garden area which is larger than anticipated and provides excellent outdoor living space. A large block paved patio/seating area is located directly to the rear of the main accommodation. The remainder of the garden area is mainly laid to lawn with well stocked and mature flower, shrub and tree borders.

### MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

Band: C

Charge: £1896.31 2023/24

As per West Lancs. Council Website

### CONSTRUCTION

Brick with pitched tiled roof.

### MOBILE & INTERNET

Ultrafast Broadband Available

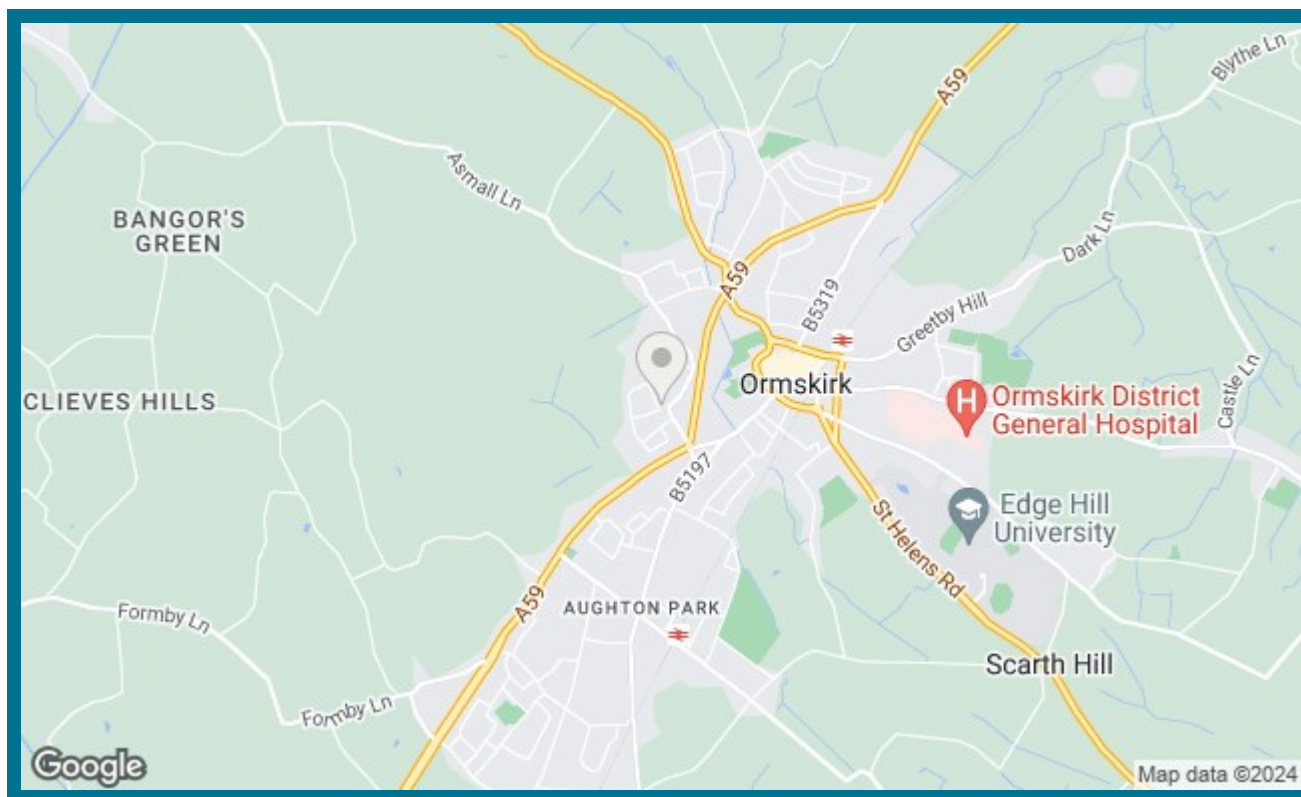
Mobile Voice and Data available

Ofcom Website

### PROBATE

At time of initial Marketing, we are told Probate is ongoing.

### 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  
574 sq.ft. (53.3 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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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