



39 Farrington Drive, Ormskirk, L39 1NB

£279,950









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A well proportioned and extended three bedroom traditional semi-detached family home with no chain delay, set in a much sought after location on a very impressive plot.

Situated upon the tree lined and ever popular Farrington Drive, Ormskirk, the property is ideally situated within close proximity of Ormskirk Railway and bus stations which are located within walking distance and provide direct access into Liverpool City Centre. Ormskirk town centre with its wide variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital, Primary and high schools.

The A59 and M58 both of which provide excellent transport links are located within a short drive. as are Edge Hill University, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities.

The accommodation which provides a light and flexible layout briefly comprises; Entrance porch, hallway, lounge, extended rear lounge/dining room and fitted kitchen to the ground floor. To the first floor are three well proportioned bedrooms and modern family shower suite with separate wc, whilst to the exterior are extensive private gardens to the front, side & rear along with driveway and two single garages.

The property further benefits from the addition of central heating and double glazing throughout.

As we envisage high levels of interest and demand from the outset, please contact us today to arrange a convenient time to view.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Double doors provide access into the property.

#### HALLWAY

Stairs lead to the first floor, door access into all ground floor rooms, under stairs storage area, ceiling lighting.

#### FRONT LOUNGE

12'7" x 11'5" (3.85 x 3.48)

Double glazed bay window to the front elevation, wall mounted fire, radiator panel, ceiling lighting and sliding doors leading into the rear sitting/dining room.

#### EXTENDED REAR LOUNGE

20'10" x 11'3" max (6.37 x 3.45 max)

A large extended reception room to the rear of the property with sliding patio doors leading into the rear gardens. Radiator panel, coved ceiling & ceiling lighting.

#### KITCHEN

12'5" x 7'9" (3.80 x 2.38)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash back tiling and contrasting flooring. Stainless steel sink and drainer, gas hob, double oven & extractor hood, plumbing for washing machine, ceiling lighting, double glazed window and door leading into the rear gardens.

#### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to a landing area which provides access to all first floor accommodation.

## BEDROOM 1

12'6" x 11'5" (3.82 x 3.48)

Double glazed window to the front elevation with views over the adjacent green, a range of built in wardrobes and bedroom furniture, radiator panel & ceiling lighting

## BEDROOM 2

12'1" x 11'3" (3.68m x 3.43m )

Double glazed window to the rear elevation, a range of built in wardrobes and bedroom furniture, radiator panel & ceiling lighting

## BEDROOM 3

8'0" x 7'9" (2.45 x 2.38)

Double glazed window to the front elevation with views over the adjacent green, radiator panel & ceiling lighting

## SHOWER ROOM

Fitted with a modern white suite comprising; walk in shower cubicle with overhead shower and shower screens, wash basin, fitted cupboards, frosted window and ceiling lighting.

## WC

Low level wc, double glazed frosted window, ceiling light point.

## EXTERIOR

### GARDENS

The rear gardens are particularly impressive and provide excellent outdoor living space. The garden areas are mainly laid to lawn with ornamental flower, shrub and tree borders and patio/seating areas directly behind the main accommodation.

The front and side gardens are mainly laid to lawn, wall and fence enclosed with paved paths.

### DRIVE & GARAGES

The property is quite unique in having two separate single garages which provide additional parking and/or excellent storage areas, whilst the main parking area is provide by a flagged driveway with gated access from the road.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

West Lancs. Council 2024/25

Band: D

Charge: £2,233.07

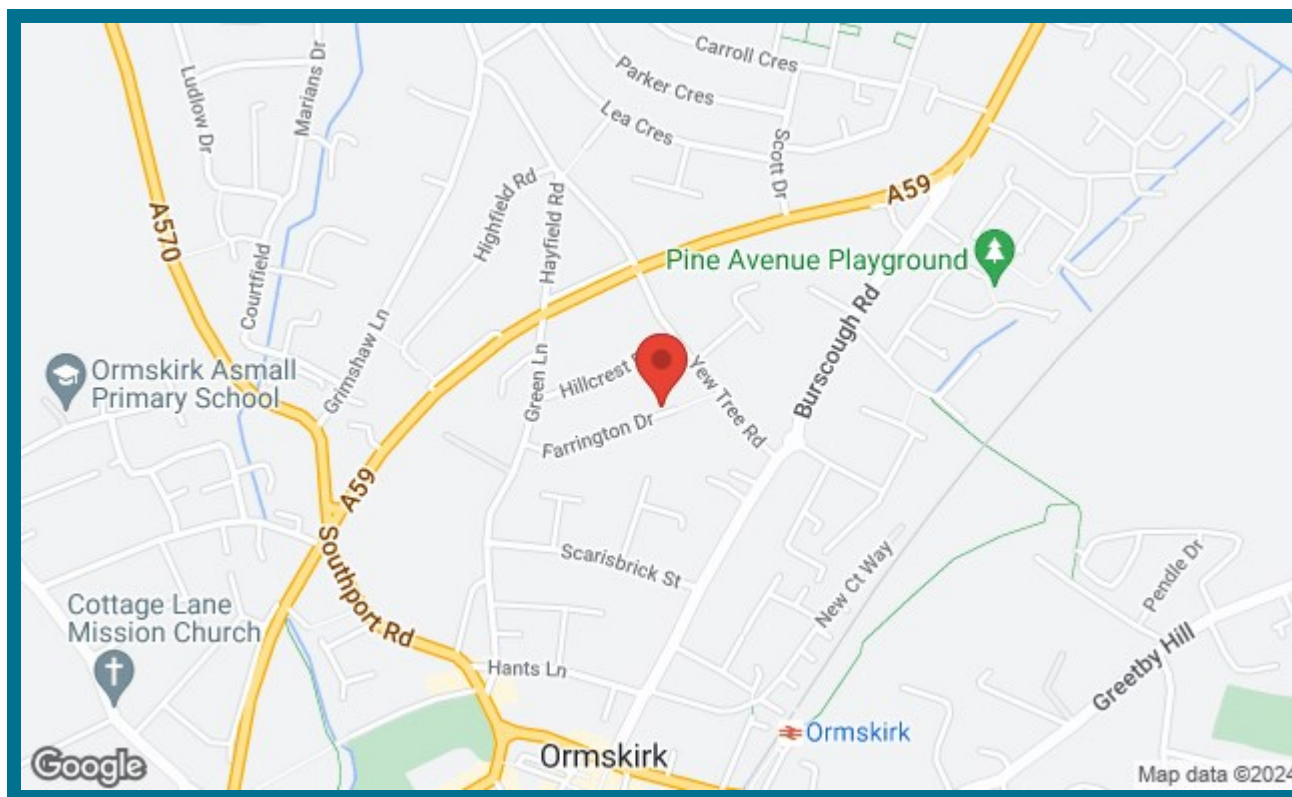
### BROADBAND

Ultrafast Broadband is available - Ofcom website.

### CONSTRUCTION

Brick built with a pitched tiled roof.

### VIEWING BY APPOINTMENT



### Important Information

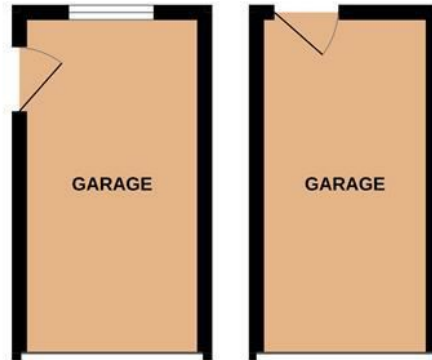
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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		80
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	







