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BRIGHOUSE  
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**3 Meadow Close, Westhead, Lancashire L40 6JS**

**£339,000**





## 3 Meadow Close, Westhead, Lancashire L40 6JS

A 2 bedroom detached True Bungalow set on an immaculately maintained corner plot and located in a sought after cul-de-Sac development of similar style properties in the ever popular Westhead village.

Set upon Meadow Close in the centre of Westhead Village, this well maintained chain free bungalow enjoys a very pleasant and quiet location. The property is ideally situated for all village amenities, with Ormskirk town centre with its variety of shops, schools, restaurants, bistros and bars within a short drive/bus journey.

Ormskirk Hospital & Edge Hill University are also both situated within easy access, whilst excellent transport links are provided by the M58 which can be accessed at nearby Bickerstaffe.

The accommodation briefly comprises; Entrance hallway, large lounge, breakfasting kitchen, two double Bedrooms, sun room, and bathroom suite. To the exterior are well maintained private garden areas to the front, side and rear, whilst parking is provided by an ample driveway and large garage.

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

Due to the type of property along with it's superb location, we envisage high levels of interest from the outset. Please therefore contact without delay to arrange a convenient time to view.

### ACCOMMODATION

#### GROUND FLOOR

#### COVERED PORCH

#### ENTRANCE HALLWAY

Provides access into all accommodation, ceiling lighting.

#### LOUNGE

16'5" x 10'10" (5.01 x 3.32)

With double glazed windows to the front and side elevations, living flame effect fire set in feature fire place, ceiling lighting, radiator panel & tv point.

#### BREAKFASTING KITCHEN

13'10" x 10'10" (4.23 x 3.31)

Situated to the rear elevation and fitted with a comprehensive range of wall and base units together with contrasting work surfaces, partially tiled walls, gas hob, double oven, sink and drainer unit, plumbing for washing machine, space for table and chairs, windows and glass panelled door leading into the gardens.

#### BEDROOM 1

12'11" x 10'10" (3.95 x 3.32)

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

#### BEDROOM 2

10'10" x 10'4" (3.31 x 3.16)

Double glazed patio doors to the rear elevation lead into the sun room, radiator panel & ceiling light point.

#### SUN ROOM

9'7" x 8'7" (2.93 x 2.63)

With double glazed door and windows overlooking the gardens.

#### BATHROOM

Fitted with a three piece bathroom suite in 'cream' comprising; panelled

bath, low level wc, wash basin and partially tiled elevations. Frosted window & ceiling lighting.

### CLOAKS CUPBOARD

Situated off the hallway with window to the rear elevation.

### GARAGE

22'11" x 11'5" (6.99 x 3.50)

A larger than anticipated attached single garage with up and over door to the front, door and window to the rear elevation.

### EXTERIOR

#### FRONT

A flagged driveway provides ample off road parking and leads to the garage. The front garden is mainly laid to lawn with well stocked and mature flower, shrub and tree borders. Pathway leads to the side and rear gardens.

#### SIDE

The side garden forms the main outdoor space and is mainly laid to lawn with ornamental flower, shrub and tree borders, wall and fence enclosed with a sunny seating area at the far rear.

#### REAR

With patio/seating areas, timber built garden shed, fence enclosed with flagged pathways.

### MATERIAL INFORMATION

#### TENURE

FREEHOLD

#### COUNCIL TAX BAND

West Lancs. Council 2024/25

Band: D

Charge: £2233.07

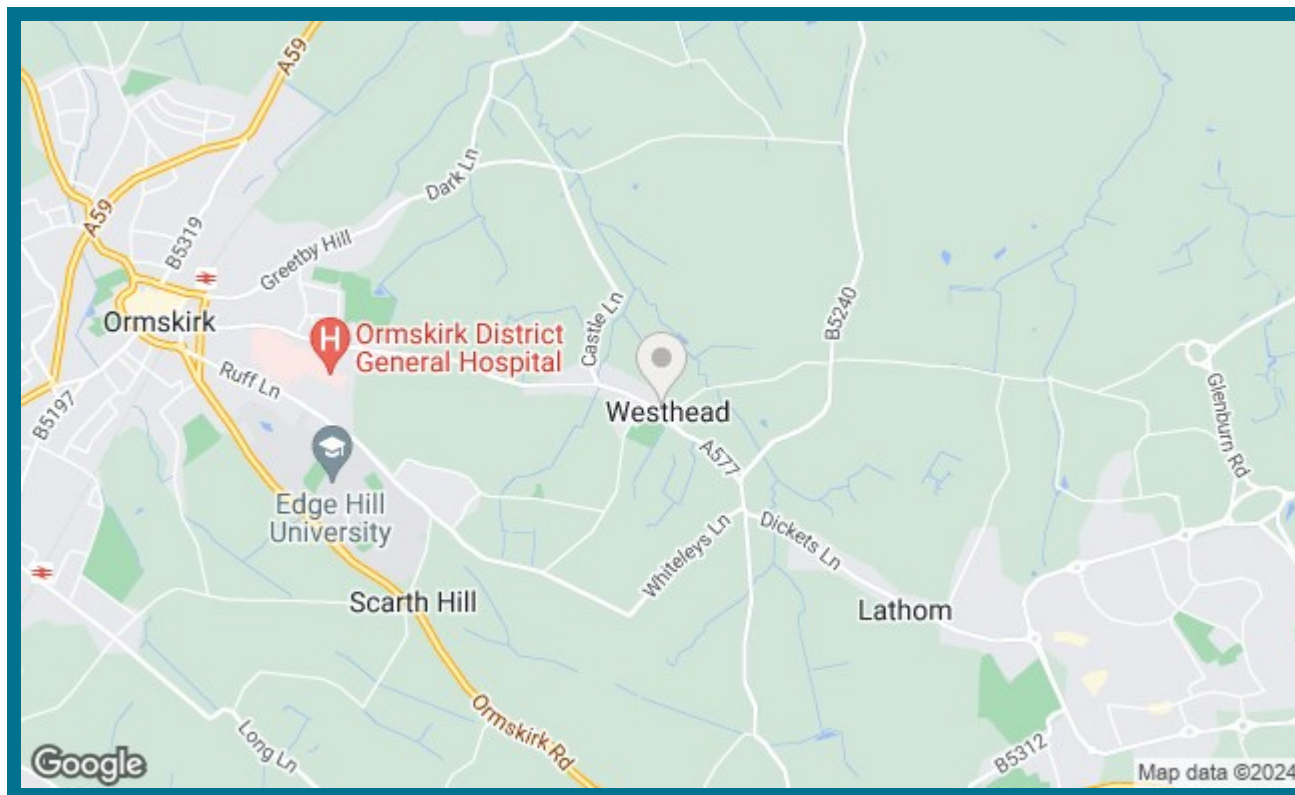
#### BROADBAND

Ultrafast Broadband available - Ofcom Website

### CONSTRUCTION

Brick with a pitched and 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

1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft. (104.7 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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
			<b>82</b>
		<b>64</b>	
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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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