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Sealand 46 Heskin Lane, Ormskirk, Lancs. L39 1LR

£339,950









## Sealand 46 Heskin Lane, Ormskirk, Lancs. L39 1LR

An extended 3 bedroom traditional semi-detached family home set in a sought after location

Viewing is essential to appreciate the size and flexibility of accommodation on offer.

The property is located upon Heskin Lane in Ormskirk and therefore enjoys a very desirable location whilst being situated close to a variety of local amenities. The property is within a short drive or brisk walk of Ormskirk railway and bus stations both of which provide direct easy access into Liverpool City Centre and beyond.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe. Ormskirk town centre with it's wide variety of Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated within a short distance.

The accommodation which has been extended and provides a well proportioned flexible set up briefly comprises; Entrance porch, hallway, lounge, dining room, conservatory, extended fitted kitchen and modern shower room/wc to the ground floor. To the first floor are three bedrooms, family bathroom suite and separate wc, whilst to the exterior are very well proportioned enclosed private gardens to the front and rear as well as off road driveway parking for several vehicles and detached single garage.

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

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

Double entrance doors and window. Internal door leads into the hallway.

##### HALLWAY

Stairs lead to the first floor, under stairs storage cupboard, ceiling lighting.

##### LOUNGE

12'0" plus bay x 12'0" (3.67 plus bay x 3.66)

With bay window to the front elevation, two further windows to the side, feature fire and fire place, radiator panel, coved ceiling, ceiling lighting & tv point.

##### DINING ROOM

12'10" x 11'6" (3.92 x 3.52)

Double doors to the rear of the room lead to the conservatory, feature fire and fire place, radiator panel, coved ceiling & ceiling lighting.

##### FITTED KITCHEN

14'6" x 11'5" plus 14'6" x 5'10" (4.42 x 3.50 plus 4.42 x 1.78)

Extended to the side elevation and provides a spacious breakfasting kitchen area. Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and splash backs. Integrated appliances comprise; hob, oven, extractor hood, stainless steel twin bowl sink and drainer unit, ceiling lighting, double glazed window and open arch leading to the utility and shower rooms.

## CONSERVATORY

12'8" x 12'4" max (3.88 x 3.76 max)

With Upvc windows and double doors leading into the rear gardens, tiled floor with under floor heating & wall lighting.

## SHOWER ROOM

Fitted with a modern, white three piece shower suite with under floor heating comprising; shower enclosure with overhead shower and glass screens, low level wc, vanity wash basin, tiled walls, double glazed frosted window.

## FIRST FLOOR

### STAIRS & LANDING

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

### BEDROOM 1

12'0" plus bay x 12'0" (3.67 plus bay x 3.66)

Double glazed bay window to the front elevation, radiator panel and ceiling lighting.

### BEDROOM 2

12'9" x 11'6" (3.90 x 3.51)

Double glazed window to the rear elevation, radiator panel, fitted wardrobes and ceiling lighting.

### BEDROOM 3

9'3" max x 8'11" (2.82 max x 2.72)

Double glazed window to the front elevation, radiator panel and ceiling lighting.

## BATHROOM SUITE

Fitted with a two piece suite comprising panelled bath & wash basin, frosted window, partially tiled elevations, wall mounted gas boiler.

## WC

Low level wc, partially tiled walls & ceiling light point.

## EXTERIOR

## PARKING

A block paved driveway accessed via Heskin lane provides extensive parking for several vehicles and leads to a detached brick built garage with double doors to the front and pedestrian door to the side which leads into the gardens.

## GARDENS

The property is set upon an impressive plot with gardens to the front, side and rear. The gardens are mainly laid to lawn with mature and well stocked flower, shrub and tree borders. The rear garden is particularly impressive and provides excellent private outdoor living space.

## MATERIAL INFORMATION

### TENURE

Not registered.

### COUNCIL TAX

West Lancs. Council 2024/25

Band: D

Charge: £2233.07

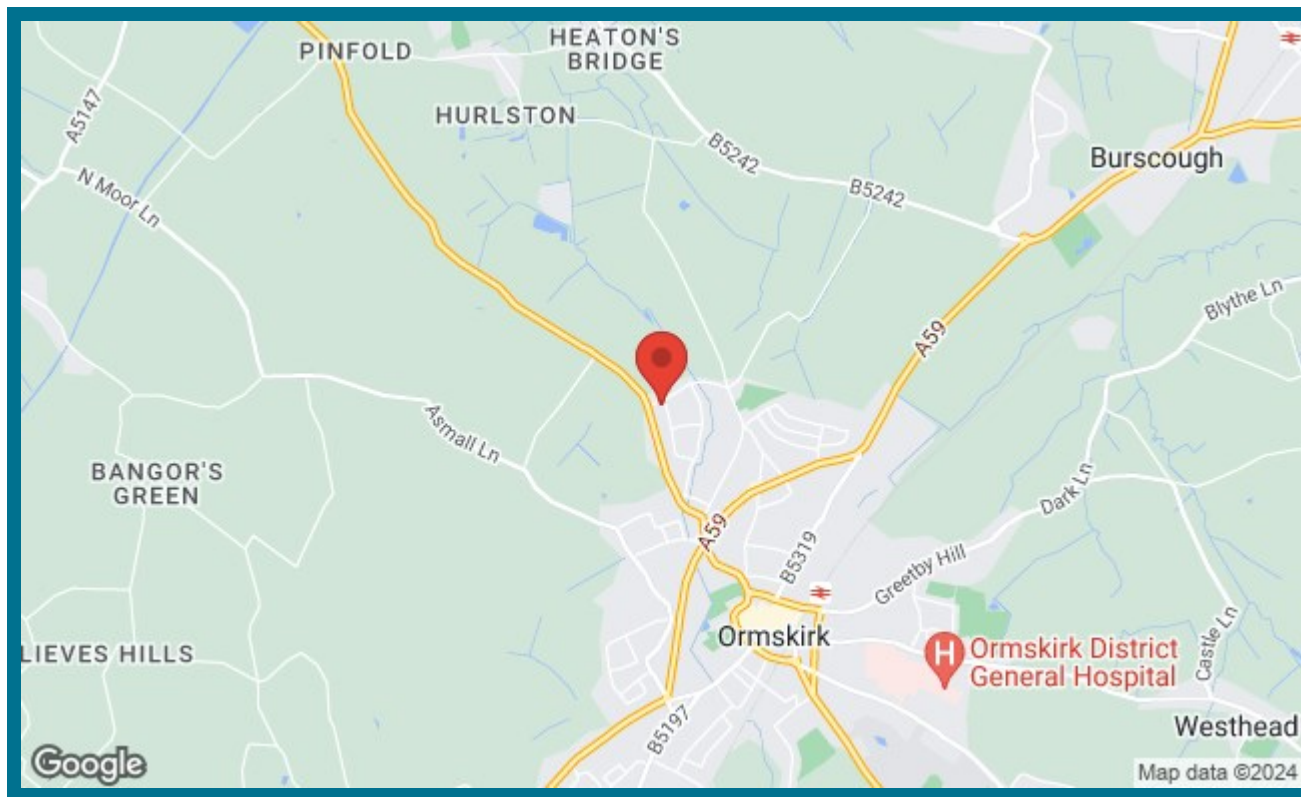
### BROADBAND

Ultrafast Broadband is available at the property, Ofcom website.

### CONSTRUCTION

Brick with a pitched roof.

### VIEWING BY APPOINTMENT



### **Important Information**

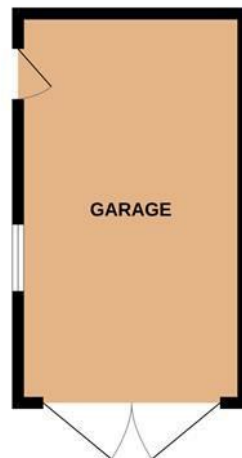
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
1209 sq.ft. (112.4 sq.m.) approx.



1ST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 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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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			
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			
England & Wales	EU Directive 2002/91/EC		







