









14 Old Mill Hill, Ormskirk, Lancashire L39 4TJ

A three bedroom Semi-Detached Bungalow, set in a sought after location and within ease of access of all Ormskirk Town Centre amenities. The property is situated in a quiet residential location and enjoys excellent transport links via the A59 and is within close proximity of both Ormskirk and Aughton Park Railway Stations.

The accommodation briefly comprises: Entrance Hall, Lounge, Fitted Kitchen, 2 Double Bedrooms and Family Bathroom. First Floor: further Large Double Bedroom. To the exterior are well maintained and stocked private garden areas to both front and rear with off-road driveway parking and further detached garage.

The property further benefits from the addition of Upvc double glazed windows throughout, gas central heating with combination boiler and no on-going chain.

#### DIRECTIONS;

From our Aughton Street Office proceed via Aughton Street to the mini-roundabout and take the first exit onto Prescott Road. Continue for some distance and turn third right onto Wimbrick Crescent, first right onto Hillside Avenue and first left onto Old Mill Hill. The property is located on the right hand side indicated by our 'For Sale' board.

#### ENTRANCE HALL

With Upvc entrance door. Access to all accommodation. Ceiling light point.

#### LOUNGE

16'11" x 12'6" (5.18m x 3.83m)

With stone built fireplace. Upvc double glazed double doors leading onto rear garden. Radiator panel, ceiling light point and television point.

#### FITTED KITCHEN

12'0" x 10'3" (3.67m x 3.14m)

Fitted with a comprehensive range of wall and base units with solid timber doors, contrasting worktops and splash-back tiling and breakfast bar. Gas hob, extractor hood, electric oven and one and a half bowl sink and drainer unit. Plumbed for washing machine and dishwasher. Gas combination boiler. Upvc double glazed window to side and rear door.

#### REAR PORCH

4'2" x 3'1" (1.29m x 0.95m)

With rear door leading to rear garden.

#### BEDROOM 1

14'8" into bay x 13'8" (4.48m into bay x 4.18m)

With Upvc double glazed bay window to the front elevation. Radiator panel and ceiling light point.

#### BEDROOM 2

11'0" x 9'3" (3.36m x 2.83m)

With Upvc double glazed window. Radiator panel and ceiling light point.

#### BATHROOM

7'8" x 5'6" (2.36m x 1.69m)

Fitted with a three piece suite comprising paneled bath with overhead bath shower mixer tap, low level w.c. and wash hand basin. Upvc double glazed frosted window.

#### STAIRS TO FIRST FLOOR LANDING

#### FIRST FLOOR;

#### LANDING

Providing access to Bedroom.

## BEDROOM

12'4" x 12'0" (3.76m x 3.66m)

With built-in wardrobe. Upvc double glazed window. Radiator panel and ceiling light point.

## EXTERIOR:

The lawn front garden is well maintained with ornamental, well stocked flower, shrub and tree borders. Golden graveled driveway provides parking and access to the detached brick built Garage with up-and-over door.

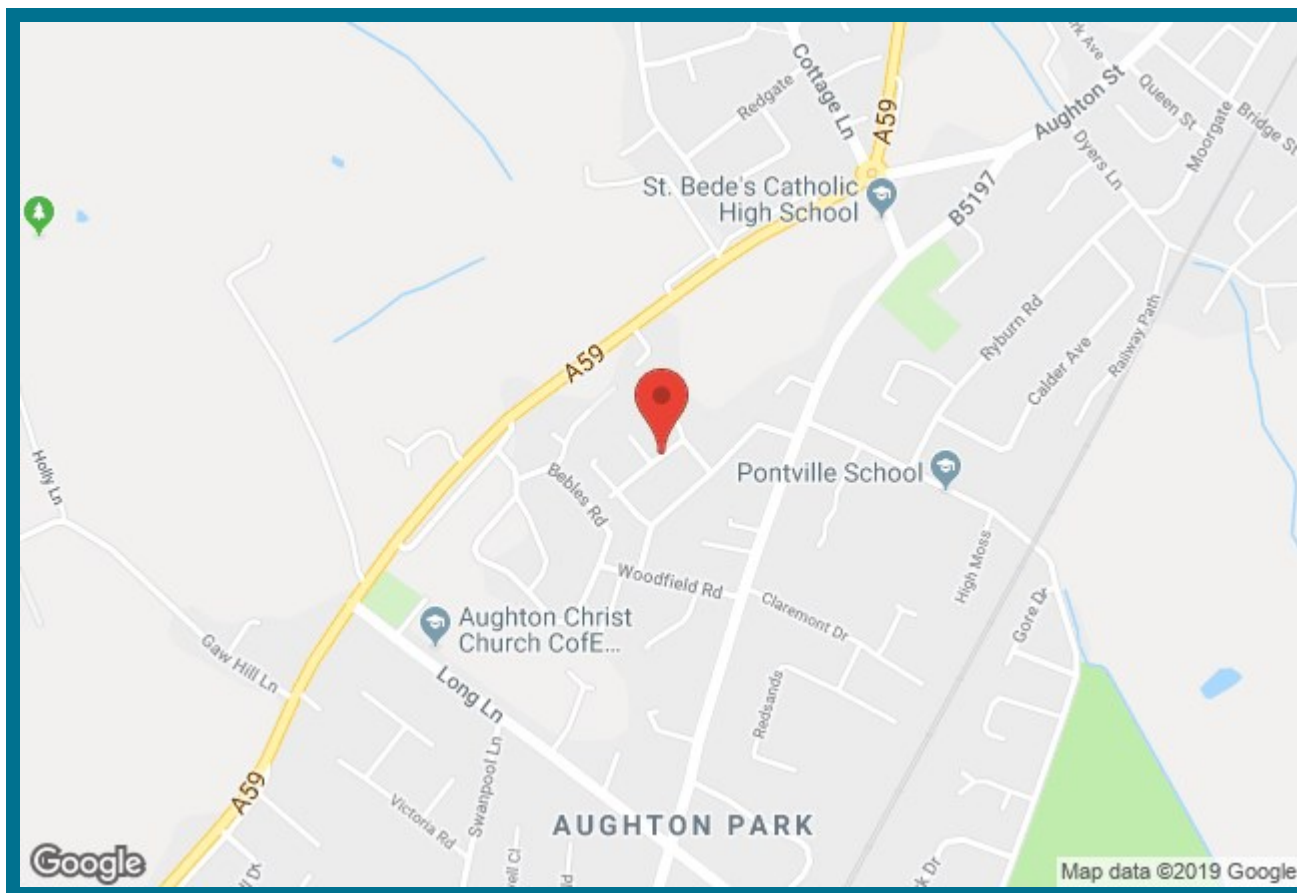
The rear garden has a flagged patio/seating area, lawn and ornamental flower, shrub and tree borders.

## COUNCIL TAX:

As per West Lancashire Borough Council website - Band D. Charge: £1737.32 as per 2018/19.

## VIEW BY APPOINTMENT:





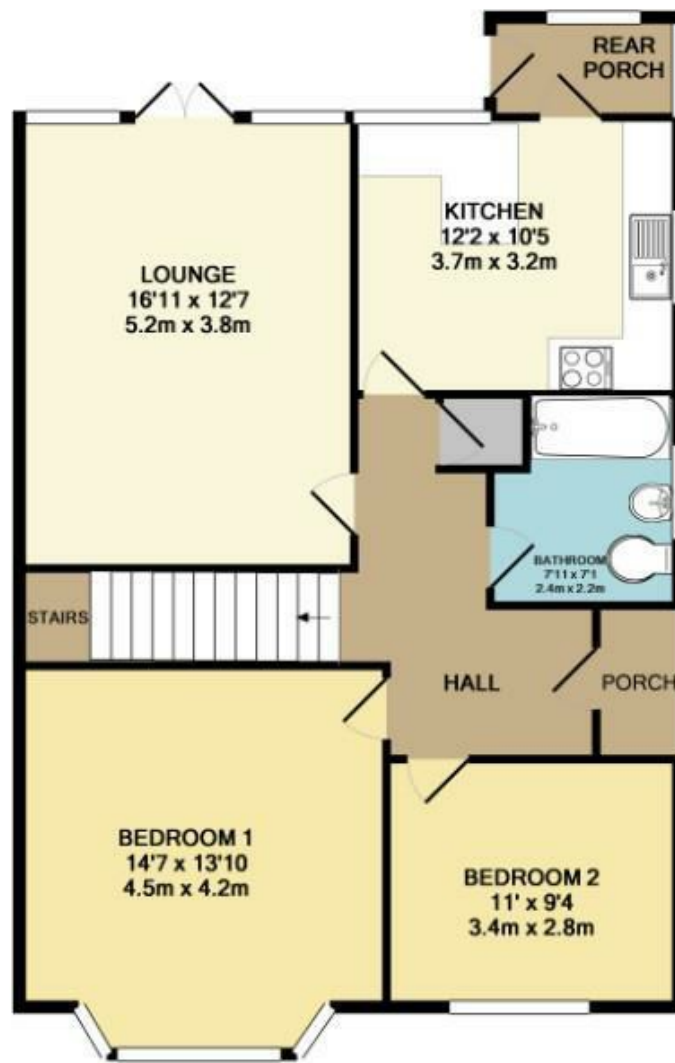
### Important Information

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.

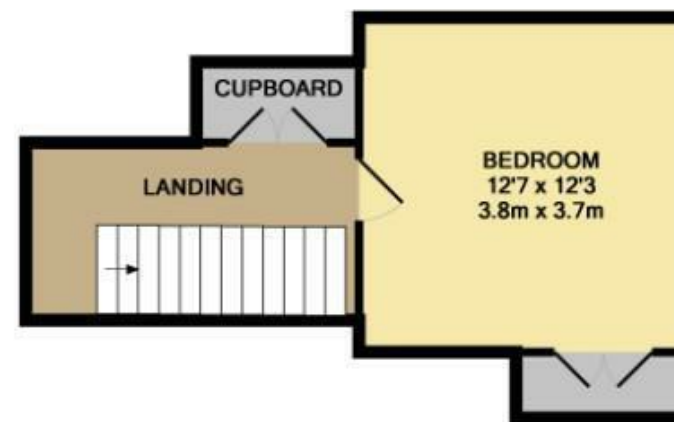
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the plan is for illustrative purposes only and should be used as a guide only. No responsibility is taken for any omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.

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