











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

Located in the popular village of Westhead, this delightful two double bedroom semi detached true bungalow which must be viewed early to avoid disappointment. It has open views over farmland to the rear and has superb mature gardens to the front, side and rear. The bungalow is within easy reach of Ormskirk Town Centre, and all its amenities, and buses to Ormskirk and Wigan are close by. The accommodation has double glazed windows, to the majority, and gas central heating. It comprises : porch, entrance hall, triple aspect lounge with dining area, extended breakfast kitchen, bathroom with shower and bath and two double bedrooms. Integral garage with drive and additional long drive to the side.

**DIRECTIONS:** Meadow Close is located in the village of Westhead, half way between Ormskirk and Skelmersdale. From Ormskirk direction proceed along the A577 on entering Westhead turn left, just after the Prince Albert, into Meadow Close and follow the road round to the left and the bungalow is on the right hand side. From Skelmersdale direction Meadow Close is the road on the right just after Dicks lane.

### Porch

The porch has a tiled floor.

### Entrance Hall

### Lounge with Dining

26'6 x 11'10 narrowing to 9'10 (8.08m x 3.61m narrowing to 3.00m)

A triple aspect reception room which is well presented and has benefit of double glazed sliding patio doors to the rear garden. There is ample space for a dining table.

### Kitchen

14'1 x 10'4 ( 4.29m x 3.15m)

The spacious kitchen has been extended has ample room for a breakfast

table and has an extensive range of base and wall units with worktops to accord. Included are : gas hob, double oven, plumbing for a washing machine , single drainer sink unit and space for a fridge freezer. Dual aspect with a large picture window to the rear elevation with views of the garden and the countryside beyond. Door to rear garden.

### Bedroom 1

12'3 x 12'7 (3.73m x 3.84m)

A front facing double bedroom.

### Bedroom 2

9'10 x 10'10 plus door recess (3.00m x 3.30m plus door recess)

A rear facing double bedroom

### Bathroom

Suite comprising panelled bath, shower compartment, low level W.C. and pedestal wash basin. Tiled walls.


### Outside


Superb mature gardens to the front side and the rear. The front garden is laid to lawn with mature borders and has a stone flagged drive to the integral garage. The private garden to the rear has delightful views over the countryside. Additional wide and long drive to the side of the property

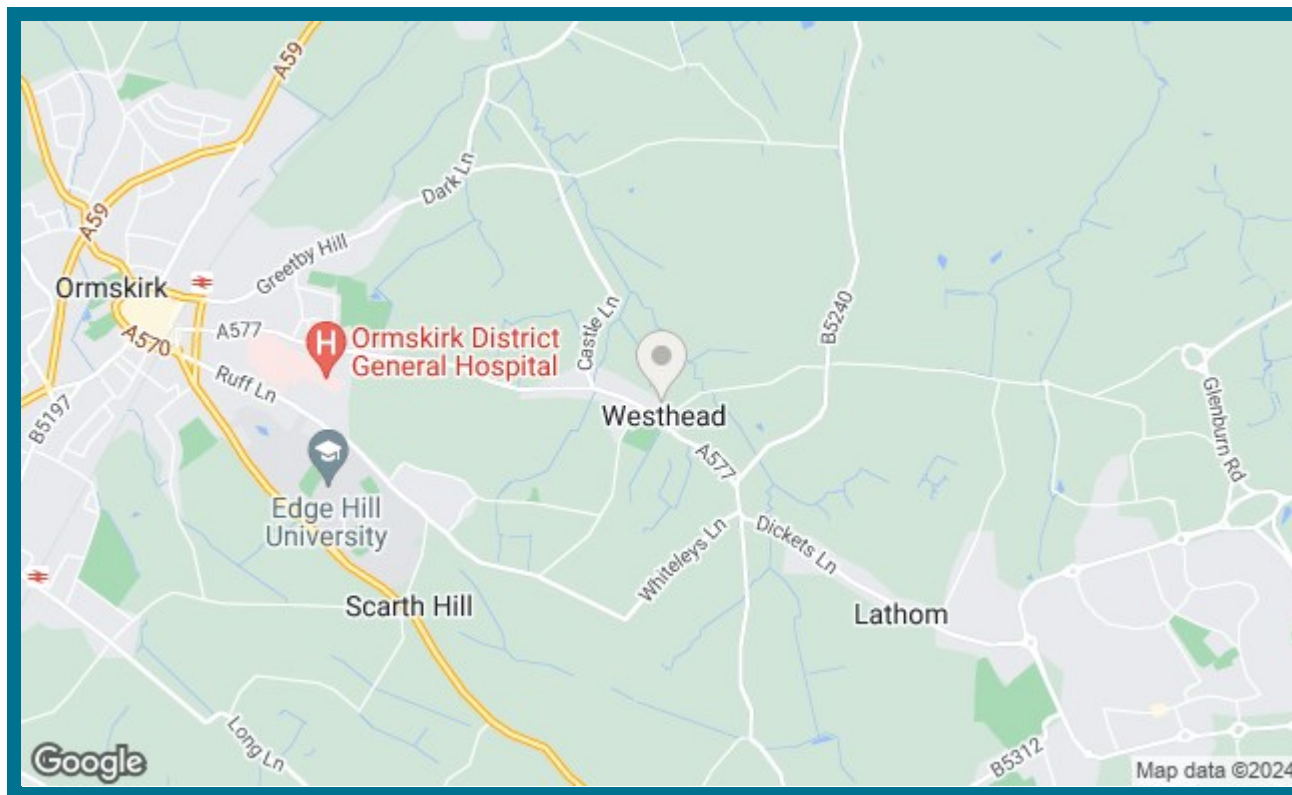
### Garage

Attached single garage with up and over doors which has power and light.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



### 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.



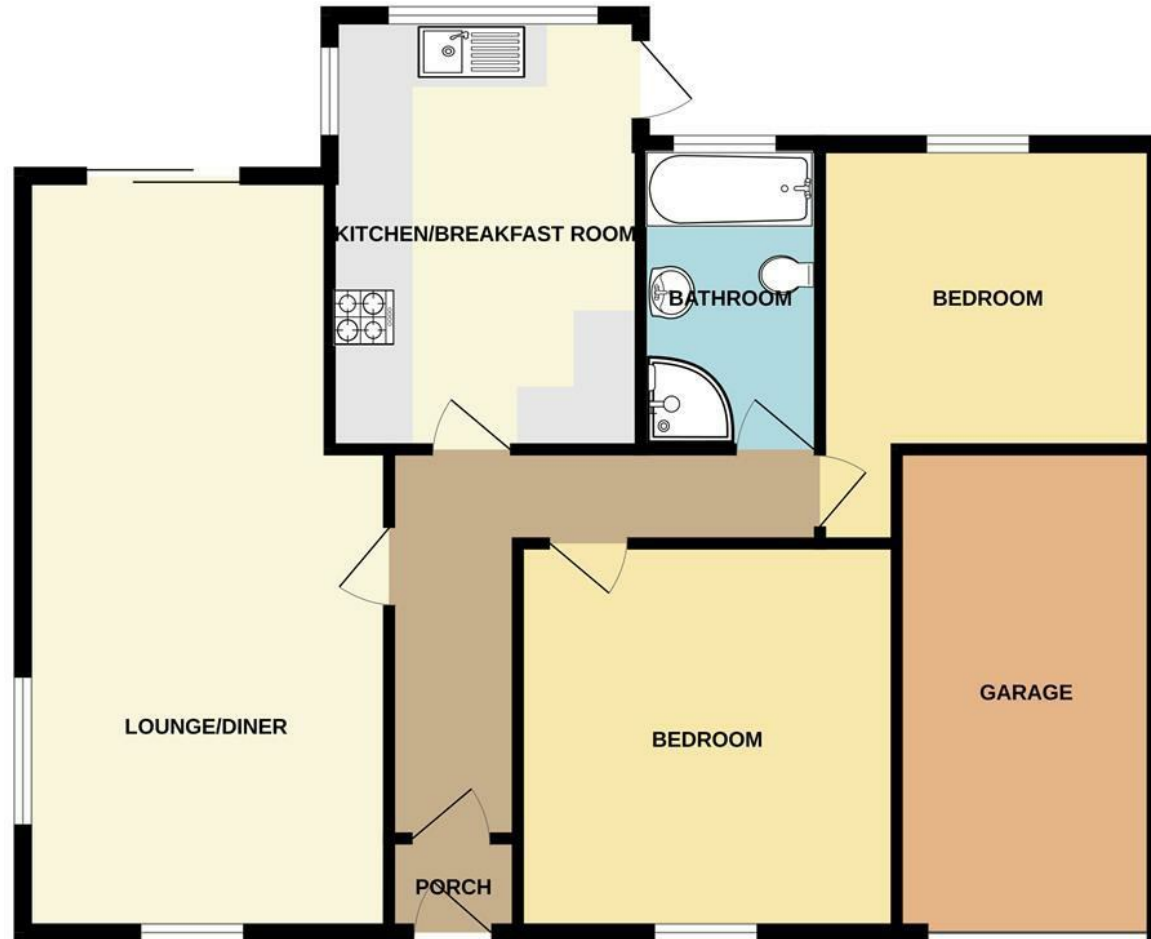
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GROUND FLOOR  
965 sq.ft. (89.6 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.6 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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