



52 Lea Crescent, Ormskirk
£225,000

Semi-detached house comprising of three bedrooms, two receptions, utility, pantry, cloak and bathroom. The property benefits from private driveway with spaces for a couple of cars and a great sized enclosed rear garden including the summerhouse!!

Located on Lea Crescent the property is within walking distance to local amenities and even Ormskirk town centre. Viewings are a must to see what this property offers.

Council Tax band: B

Tenure: Freehold

- Semi Detached House
- Three Bedrooms
- Two Receptions
- Utility, Pantry & WC
- Great Sized Garden
- Summerhouse With Electrics
- Private Driveway
- Freehold



Entrance Hall

Front door to hallway, doors leading to lounge and kitchen. Stairs to 1st floor. Laminate flooring.

Cloakroom

Two piece suite comprising low level WC and wash hand basin. Window to front and tiled flooring.

Lounge

13' 10" x 12' 0" (4.21m x 3.66m)

Window to rear and door to dining. Laminate flooring and fireplace.

Dining Room

10' 5" x 12' 4" (3.18m x 3.75m)

Door to kitchen, lounge and French doors to rear garden. Laminate flooring.

Kitchen

10' 4" x 7' 9" (3.16m x 2.35m)

An excellent range of eye and low level units incorporating a ceramic sink and drainer unit. Partly tiled walls, plumbed for washing machine. Window to front, door leading to WC and utility room.

Utility Room

Tiled flooring. Doors leading to WC, pantry room, utility storage. Window to rear. Doors leading to front drive and rear garden.

Landing

Doors leading to three bedrooms and bathroom. Loft access fully boarded with ladder. Window to side.

Bedroom One

11' 7" x 11' 11" (3.54m x 3.62m)

Window to rear.

Bedroom Two

8' 11" x 11' 8" (2.72m x 3.55m)

Window to rear and built in/fitted wardrobes.



Bedroom Three

7' 11" x 8' 8" (2.42m x 2.64m)

Window to front. Storage cupboard.

Bathroom

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low level WC. Heated towel rail, fully tiled and window to side.

Summerhouse

11' 10" x 9' 7" (3.61m x 2.92m)

Laminate flooring, electrics and fireplace.

Front Garden

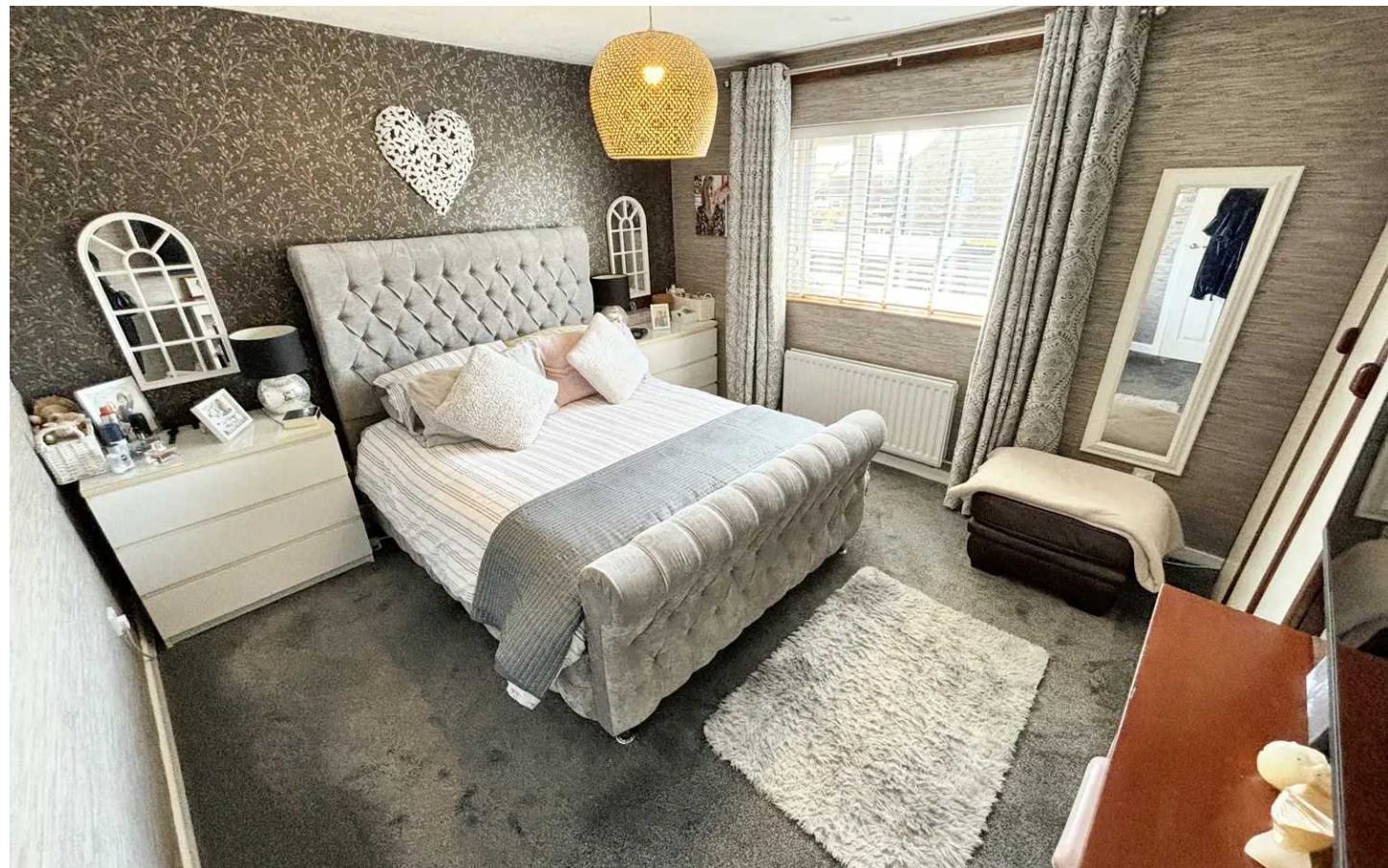
Private driveway to the front for a few cars and gravel area.

Rear Garden

Enclosed rear garden with patio, great sized lawn and gravel area. Sun catching. Gate to side leading to front drive. Two sheds, summerhouse and greenhouse.

DRIVEWAY

3 Parking Spaces









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