



**Carroll Crescent, Ormskirk L39 1PZ**



**welcome to**

## **Carroll Crescent, Ormskirk**

Jones and Chapman are delighted to bring to the market this three bedroom semi-detached property located within walking distance of Ormskirk Town Centre. Ormskirk is well known for its fantastic array of amenities including bars, shops and restaurants.

EPC rating: D.



### **Cloakroom**

Double glazed window to the front, wash hand basin, W.C.

sized garden with a patio and lawned area

### **Lounge**

11' 7" x 13' 4" ( 3.53m x 4.06m )

Double glazed window to the front, radiator, log burner, wood effect laminate flooring.

### **Kitchen**

18' 5" x 9' 9" ( 5.61m x 2.97m )

Fitted kitchen with wall and base units, work surfaces incorporating a sink and drainer, radiator, double glazed window to the rear and double glazed door.

### **Utility Room**

6' 9" x 7' 3" ( 2.06m x 2.21m )

Double glazed window to the rear, plumbing for the washing machine.

### **Bedroom One**

11' 4" x 11' 5" ( 3.45m x 3.48m )

Double glazed window to the front, radiator, fitted wardrobe, carpet flooring.

### **Bedroom Two**

10' 8" x 11' 2" ( 3.25m x 3.40m )

Double glazed window to the front, radiator, carpet flooring.

### **Bedroom Three**

13' 3" x 10' 2" ( 4.04m x 3.10m )

Double glazed window to the rear, carpet flooring.

### **Bathroom**

Double glazed window to the side, bath with mixer tap, wash hand basin, W.C, radiator. fully tiled walls.

### **Outbuilding**

13' 5" x 8' 1" ( 4.09m x 2.46m )

Wood effect laminate flooring.

### **External**

To the front there is a driveway providing off road parking. The rear of the property there is a good



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## **Carroll Crescent, Ormskirk**

- Three bedroom Semi Detached Property
- Lounge
- Kitchen Dinner
- Family Bathroom
- Double Glazing

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over

**£215,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
ALT123347 - 0002

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