

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.

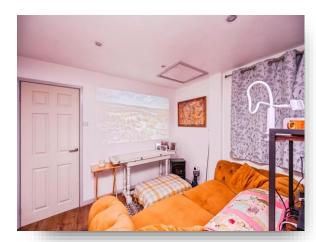












Cloakroom

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

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

sized garden with a patio and lawned area





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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

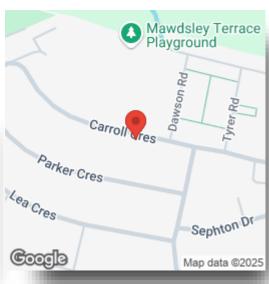
offers over

£215,000









Please note the marker reflects the postcode not the actual property

view this property online jonesandchapman.co.uk/Property/ALT123347



Property Ref: ALT123347 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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