



Grosvenor Waterford
ESTATE AGENTS LIMITED

Brooklands, Ormskirk, L39 2HD



Grosvenor Waterford are pleased to offer for sale this two bedroom townhouse situated only a short distance from Burscough Street and the amenities of Ormskirk Town Centre. The accommodation briefly comprises; entrance porch, open plan lounge/dining room and kitchen. To the first floor there are two double bedrooms and a bathroom. Outside there are gardens to the front and rear with off road parking opposite. The property also benefits from uPVC double glazing and gas central heating and is offered with the added advantage of no ongoing chain. Ideal for a first time buyer, investor or downsizer.

£159,950



Entrance Porch



uPVC double glazed front door, uPVC double glazed window to side aspect, laminate flooring, door to lounge

Open Plan Lounge/Dining Room 19'9" x 11'11" (6.03m x 3.64m)



uPVC double glazed window to front aspect, electric fire in feature surround, two radiators, laminate flooring, stairs to first floor, under stairs cupboard

Kitchen 7'11" x 11'11" (2.42m x 3.64m)



modern fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob with extractor over, boiler, plumbing for washing machine, space for fridge freezer, breakfast bar, radiator, part tiled walls. uPVC double glazed window to rear aspect, door to garden

First Floor

Landing

- Modern 2 Bedroom Townhouse
- uPVC Double Glazing
- Cul de Sac location
- EPC Rating TBC
- Gas Central Heating
- No Chain
- South East Facing Rear Garden

Bedroom 1 9'7" x 11'11" (2.94m x 3.64m)



uPVC double glazed window to front aspect, radiator

Bedroom 2 11'1" x 11'11" (3.39m x 3.64m)



uPVC double glazed window to rear aspect, radiator, built in cupboard, fitted wardrobes

Bathroom 6'0" x 6'9" (1.84m x 2.08m)



modern white suite comprising; low level w.c., wash hand basin, panelled bath with electric shower over, chrome heated towel rail, tiled walls, access to loft space

Outside

Rear Garden



patio, lawn, shrub and flower beds, gated access at rear

Front Garden

open plan lawn, shrub and flower bed with off road parking opposite

Additional Information

Tenure : Freehold
Council Tax Band : B
Local Authority : West Lancashire

Agents Note

Every care has been taken with the preparation of these Sales Particulars, but they are for general guidance only and do not form part of any contract. The mention of any appliances, fixtures or fittings does not imply they are in working order or are included in the Sale. Photographs are reproduced for general information and all dimensions are approximate. We are not qualified to verify tenure of the property and have assumed that the information given to us by the Vendor is accurate. Prospective purchasers should always obtain clarification from their own solicitor, or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



