



New Street, Halsall, Ormskirk, L39 8RS

Grosvenor Waterford
ESTATE AGENTS LIMITED



Grosvenor Waterford are delighted to offer for Sale this stunning two bedroom semi detached cottage situated on the outskirts of sought after Halsall. The property enjoys woodland views to the rear and has been tastefully refurbished to a high standard throughout by the current owner. The deceptively large and spacious accommodation briefly comprises; living room, dining kitchen, family room, conservatory and downstairs w.c.. To the first floor there are two double bedrooms and a modern shower room. With off road parking for two cars and gated access to the side this fabulous property offers modern living in an enviable location, with scenic walks and country pubs on the doorstep. Viewing is highly recommended to fully appreciate this wonderful family home.

Offers over £339,950



Living Room



double glazed bay window to front aspect, radiator, solid oak flooring

Dining Kitchen



fabulous fitted kitchen with a range of base and wall cabinets with complementary worktops, gas range cooker, integrated fridge freezer, washing machine, american style fridge freezer, radiator, solid oak flooring, inset ceiling spotlights, double glazed windows to side and rear aspects, storage cupboard, stairs to first floor

Family Room



radiator, solid oak flooring, open to conservatory

Conservatory



double glazed conservatory with solid roof and french doors to rear garden, solid oak flooring, radiator

Downstairs W.C.

wash hand basin and low level w.c., radiator, solid oak flooring

First Floor

Landing

solid oak flooring

Bedroom 1



double glazed window to front aspect, radiator, fitted wardrobes

Bedroom 2



double glazed windows to side and rear aspects, radiator, under eaves wardrobe area, built in cupboard

Shower Room



white suite comprising; walk in shower cubicle and wash hand basin and low level w.c. in vanity units, tiled floor and walls, vertical radiator, double glazed window to side aspect

Outside

Rear Garden

fabulous and large rear garden with patio area and lawn with mature borders with woodland behind

Front

open plan front with block paved driveway and gravel area leading via double gates down the side of the property

Additional Information

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

The property benefits from a narrow ransom strip at the rear, ensuring the open aspect is protected and preventing any future development directly behind the property

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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