



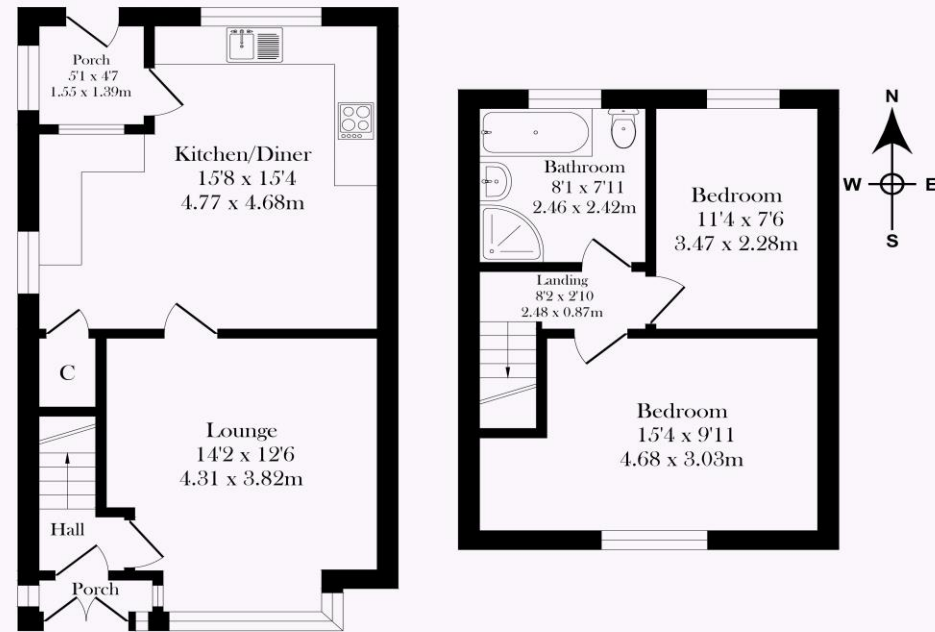
TRACY PHILLIPS

Estates



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Ground Floor
 Approx. Floor Area 43.5 Sq.M (468 Sq.Ft.)

First Floor
 Approx. Floor Area 31.7 Sq.M (341 Sq.Ft.)

Total Approx. Floor Area 75.2 Sq.M. (809 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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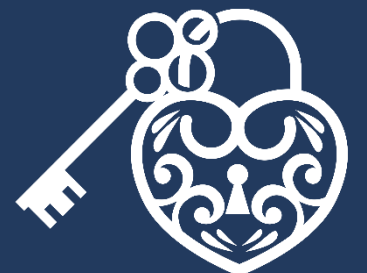
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Asking Price: £185,000

Ormskirk Road, Up Holland

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This beautifully presented end terraced property, is perfect for a starter or retirement home and is positioned in a lovely spot close to the centre of the quaint and historic village of Up Holland. The property is in ready to move in to condition and offers a garden to the rear.

The accommodation which extends to circa 809 sq. feet provides a lovely flowing floorplan with great room sizes, traditional features and stylish presentation. The home briefly comprises an entrance vestibule leading through into a hallway with the staircase rising to the first floor. A door opens up into the lounge which is a lovely light and bright room centred around a feature fireplace featuring a cast iron log burner and built-in alcove storage. A door leads through to the fabulous dining kitchen. The kitchen area is fitted with a range of wall and base units in a Shaker style and there is a built-in oven, gas hob and extractor hood over. There is excellent space for a dining table and a handy separate storage cupboard. There is a porch off the kitchen with a door leading out to the rear garden. The first floor offers two good bedrooms, with the master positioned at the front of the property and the second bedroom located to the rear. Both bedrooms are attractive and have feature panelled walls. There is a spacious four-piece family bathroom featuring a panelled bath, separate shower cubicle, wash hand basin and w.c finished with neutral tiling.

Externally, the home is protected from the road by a front garden behind a brick wall and mature bushes. To the rear, there is a lovely and surprisingly large area with lawns and space for off-road parking. The garden extends to a gravelled area, and there is a timber shed and it is a lovely place to be able to sit and relax.

Up Holland, a lovely historic village, offers a good range of shops and facilities and is close by, and there is easy motorway access. The property also offers easy access into Liverpool City Centre.

Viewings of this lovely home, ready to move in to, are now welcomed.

