



KAREN PARKS
SALES & LETTINGS



46a School Lane, Ormskirk, L39 7JG
Offers In The Region Of £425,000

Karen Parks Sales and Lettings are delighted to bring to market this recently built, four bedroom detached family home and is the perfect turnkey property. The spacious property briefly comprises of: hallway, WC, lounge, open plan kitchen-family room to the rear with bi-folds into the garden. There are four bedrooms with an ensuite shower room to the master and family bathroom. There are gardens to the rear, a garage and space for parking in front of the garage.

The property has had additional works done by the current owners including new flooring, landscaping to the rear garden and built in wardrobes fitted into two of the bedrooms. The property is situated in a quiet spot in Haskayne but still just a short drive to Formby and Ormskirk offering plenty of amenities. It is also within easy reach to commute to Southport or Liverpool and there are local pubs within walking distance.

ACCOMMODATION

Ground Floor

Hallway

The hallway has one radiator and an under stairs storage cupboard.

Lounge 15'5" x 11'5" (4.70 x 3.50)



The lounge has full length double glazed windows allowing an abundance of light to flow in and two radiators.

WC 5'10" x 5'6" (1.80 x 1.68)



WC with hand wash basin, heated towel rail and double glazed window.

Kitchen-Diner 24'8" x 10'11" (7.52 x 3.35)



The open plan modern kitchen-diner has a range of fitted wall and base units as well as an additional built in pantry. There is a built in fridge-freezer, oven, microwave, dishwasher and drinks fridge. There is a breakfast bar with space for stools. There are two radiators and bi-folds opening up into the garden - which is perfect for entertaining in the summer months.

Utility Room 5'10" x 5'6" (1.80 x 1.68)

The utility room has space for a washing machine and dryer. There is a sink, double glazed window and the boiler is situated in here.

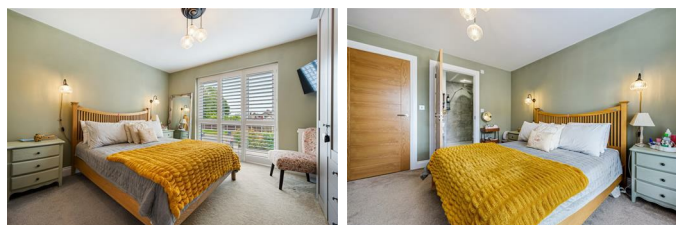
First Floor

Landing



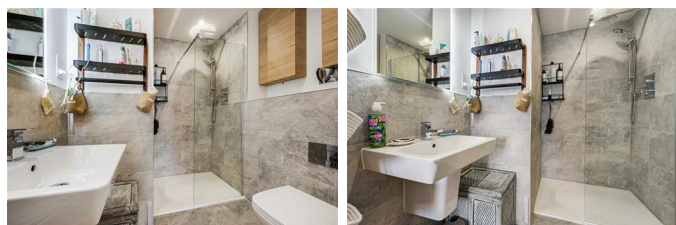
The landing has one radiator, a loft hatch and built in storage cupboard.

Bedroom 1 12'2" x 10'8" (3.72 x 3.27)



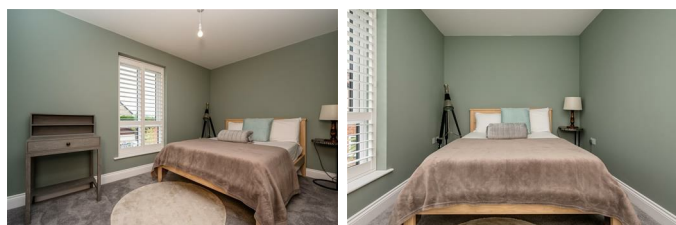
The master bedroom has recently fitted modern wardrobes providing storage, one radiator and a full length double glazed window allowing plenty of light to flow in.

Ensuite



The ensuite has a large walk in shower with two shower heads, hand wash basin, WC, and built in storage cupboard on the wall.

Bedroom 2 12'2" x 8'1" (3.72 x 2.48)



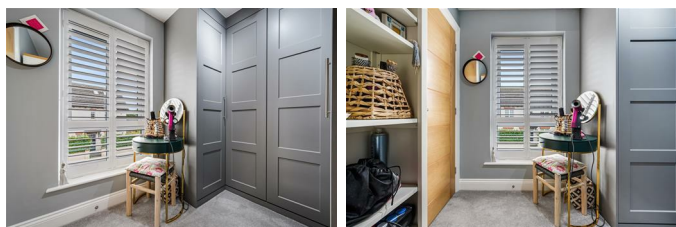
This bedroom has a large double glazed window and one radiator.

Bedroom 3 12'2" x 8'2" (3.71 x 2.50)



The third double bedroom has one radiator and a double glazed window looking out onto the garden.

Bedroom 4



The fourth bedroom is currently being used as a walk in wardrobe/dressing room but could be alternatively used as a fourth single bedroom and has had recently fitted panelled wardrobes built in - providing plenty of storage. The fitted storage cupboard has drawers built in for extra storage. There is one radiator and a double glazed window.

Bathroom 8'6" x 5'6" (2.60 x 1.70)



The family bathroom has a bath with overhead shower, WC, sink with drawers below, a double glazed window and heated towel rail.

Outside

Front Garden

The front of the property has real curb appeal and has a walled garden to the front with a selection of bushes and shrubs giving privacy to the front of the house.

Rear Garden



The rear garden has a large paved area leading out from the bi-fold doors which is a perfect space for BBQ's and alfresco dining, this leads onto an area laid to lawn. There are borders edging the garden containing an array of plants and shrubs. There is room for an additional parking space to the rear of the garden with double gates opening up back of the property.

Garage and Parking



The garage has an electric garage door and an electric charging point fitted. There is space to park three cars in the front of the garage.

Important Information

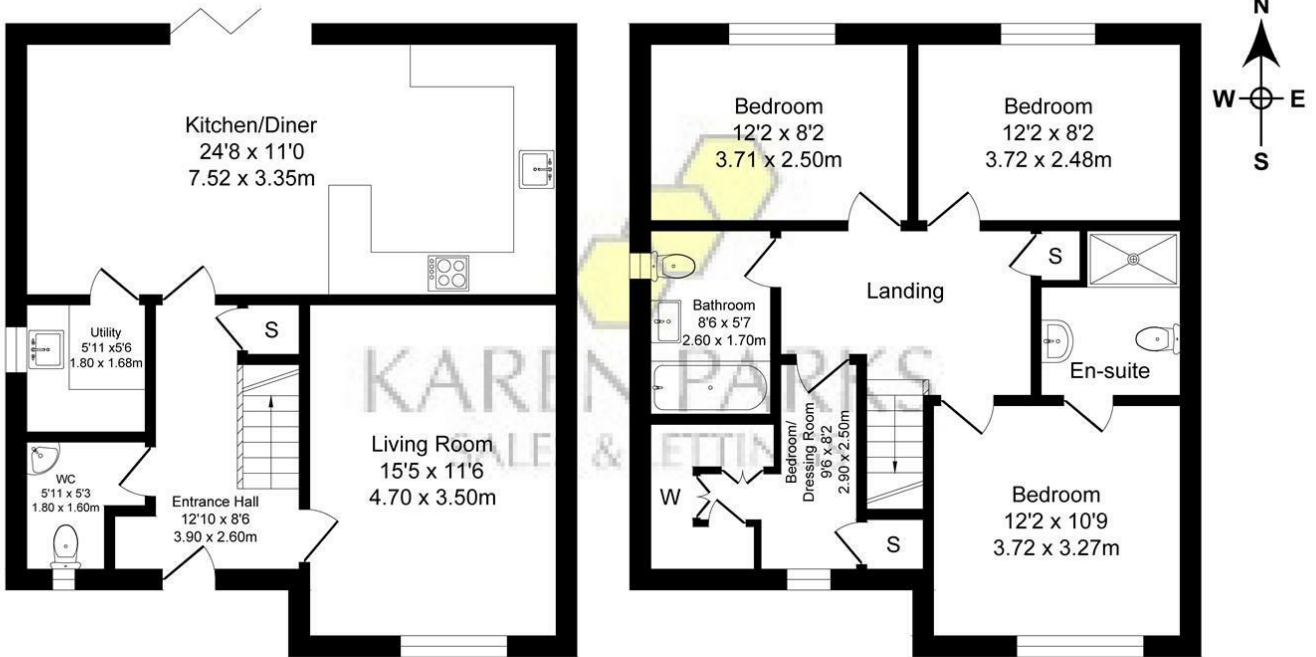
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information.

Floor Plan

School Lane

Total Approx. Floor Area 1277 Sq.ft. (118.6 Sq.M.)

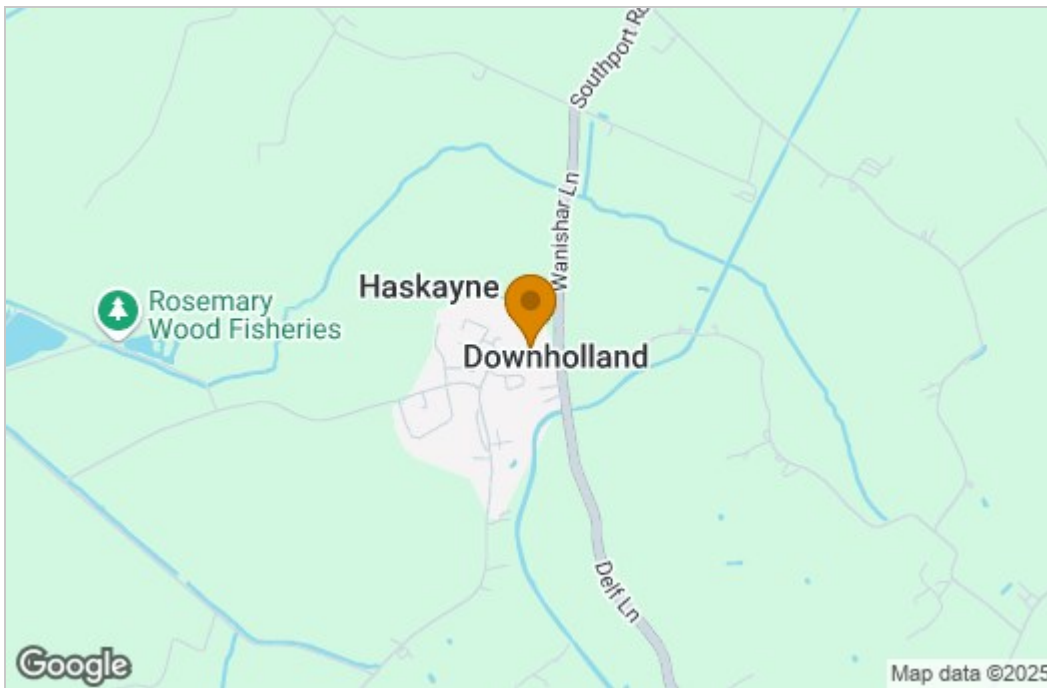
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 638 Sq.Ft (59.3 Sq.M.)

First Floor
Approx. Floor Area 638 Sq.Ft (59.3 Sq.M.)

Area Map



Energy Efficiency Graph

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	

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