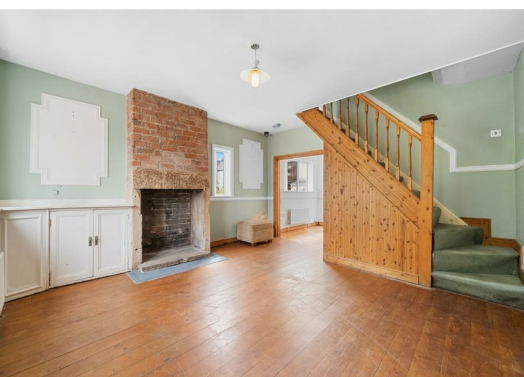




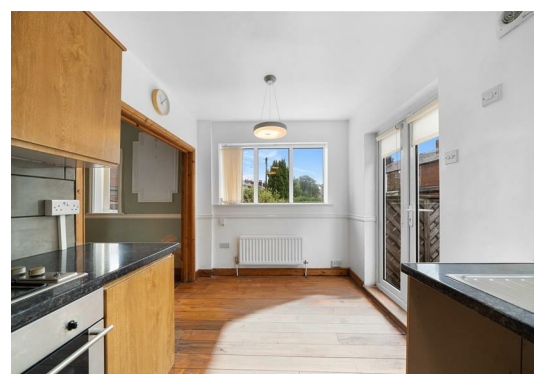
## Halsall Lane, Ormskirk, L39 3AS

### £165,000

Grosvenor Waterford are delighted to offer for Sale this beautiful character two bedroom end terraced cottage, just a short walk from Ormskirk town centre. The accommodation briefly comprises; living room with original sandstone inglenook fireplace, and dining kitchen. To the first floor there are two bedrooms and a bathroom. Outside there is a decked rear yard with brick built store, access to a rear garden, cellar and off road parking. The property also benefits from latched internal doors in keeping with the age of the property, uPVC double glazing and gas central heating and the added advantage of no ongoing chain. Viewing recommended.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         | 88        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 66      |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |