



Grosvenor Waterford are delighted to offer for Sale this beautiful Victorian cottage set in a secluded and very private location and yet just a short walk from Ormskirk town centre. The accommodation has been recently renovated and briefly comprises; living room and dining kitchen with two bedrooms and a bathroom upstairs. Outside there is a rear garden with countryside to the front beyond the railway. The property also benefits from uPVC double glazing and gas central heating and is offered with no ongoing chain. Viewing recommended.

Offers in the region of £174,500



**Living Room 11'6" x 12'10" (3.51m x 3.93m)**



uPVC front door, feature fireplace, radiator, uPVC double glazed window to front aspect

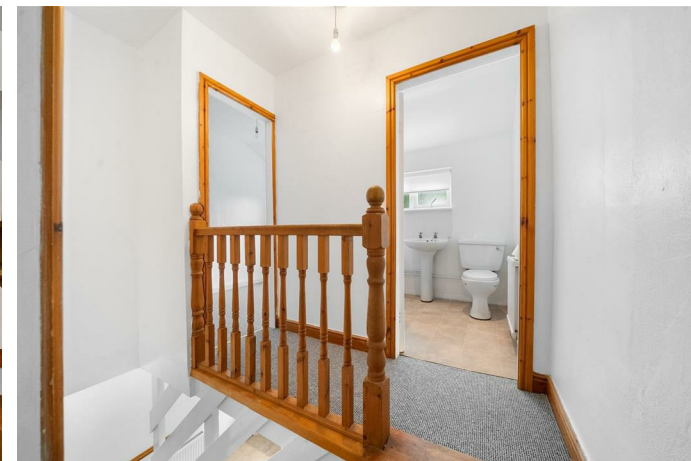
**Dining Kitchen 14'5" x 12'10" (4.40m x 3.93m)**



fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and gas hob with extractor over, plumbing for washing machine, space for fridge freezer, tiled splashbacks, stairs to first floor, uPVC double glazed window to rear aspect, door to rear garden

### **First Floor**

**Landing**



access to loft space

**Bedroom 1 11'6" x 12'10" (3.53m x 3.93m)**



uPVC double glazed window to front aspect, radiator, fitted wardrobes

- 2 Bedroom Cottage
- uPVC Double Glazing

- EPC Rating D
- Gas Central Heating

- No Chain
- Private and Secluded Location

Bedroom 2 7'10" x 5'7" (2.41m x 1.71m)



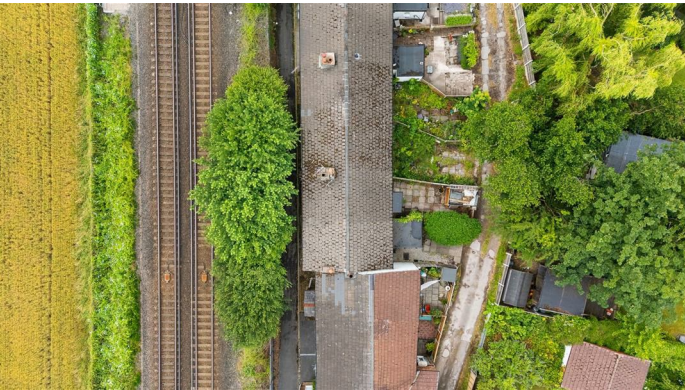
uPVC double glazed window to rear aspect, radiator

Bathroom 5'3" x 6'11" (1.62m x 2.12m)



white suite comprising; panelled bath, wash hand basin and low level w.c., radiator, part tiled walls, uPVC double glazed window to rear aspect

Outside



Rear Garden



gated access to rear

Additional Information

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

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](http://www.gov.uk/government/organisations/land-registry).

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 62      |                         |
| (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 <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 |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



