



17 Croftson Avenue, Ormskirk

Ormskirk

£265,000

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A charming three/four bedroom semi-detached home on Croftson Avenue, Ormskirk, combining traditional charm with versatile family living. The first living room is a cosy lounge or dining space with a modern electric fireplace, while the second living room flows into a dining area with patio doors opening onto the garden. The modern high gloss kitchen is stylish and practical. Upstairs offers two bedrooms, an office/nursery, and a family bathroom, with a converted loft providing a spacious third bedroom on the second floor. Outside, there's a driveway, single garage, and a garden with lawn, decking, and patio—perfect for relaxing or entertaining. Ideally located close to local amenities, schools, and transport links.

Council Tax band: C

Tenure: Freehold

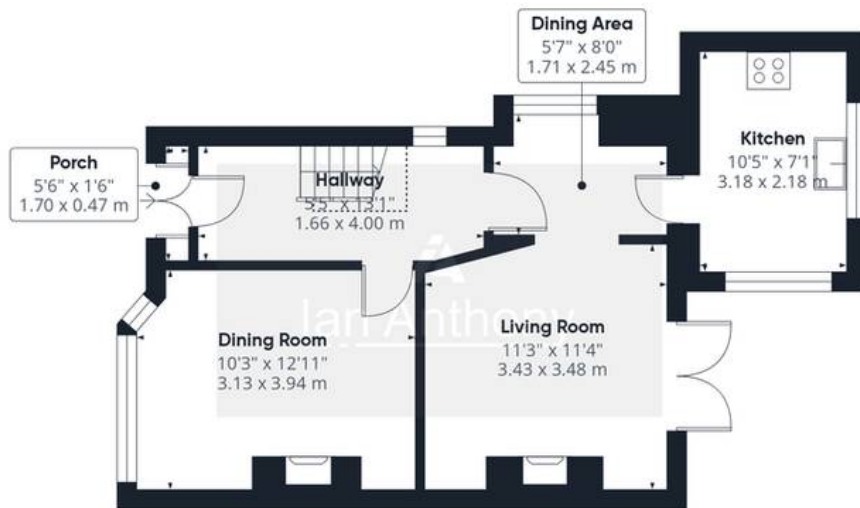
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three/Four bedroom semi-detached home
- Versatile first living room
- Second living room
- Dedicated dining area
- Modern high gloss kitchen
- Converted loft providing a spacious third bedroom
- Rear garden with lawn, decking, and patio
- Driveway and single garage







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

930 ft²

86.4 m²

Reduced headroom

51 ft²

4.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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