

For Sale

Burscough Street, L39 2EL



£165,000 - Available

3 bedroom Terraced

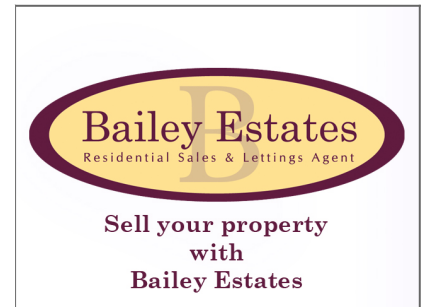
- ✓ **3 Bedroom Terraced Property**
- ✓ **Great Investment potential**
- ✓ **Well maintained throughout**
- ✓ **Enclosed Rear Yard**
- ✓ **Ideally Situated for Town Ctr**
- ✓ **All rooms presently 'LET'**
- ✓ **No Onwards Sales Chain**





Description

This deceptively spacious 3 bedroom terraced property ideally situated close to Ormskirk Town Centre will be of much interest to 1st time buyers and buy-to-let investors. The property is briefly comprised to the ground floor of, hallway, front and rear lounge, modern kitchen and large rear pantry. To the 1st floor there are three good size bedrooms and a bathroom with 3 piece suite. The property benefits from gas central heating system and partial uPVC double glazing. The attractive terraced house presently has all four rooms let achieving a rental circa £13,000pa



Bailey Estates

Location

Leaving Bailey Estates Ormskirk Town Centre office head out through the town until along Burscough Street and continue down past the library and onwards for approximately 100yds. The property can be easily identified on the left hand side easily identified by a Bailey Estates 'For Sale' board.

Ground Floor

Front Door & Hallway - Wooden door, stairs to first floor, doors to reception rooms and kitchen.

Front Lounge - 14' 6" x 10' 9" (4.42m x 3.28m) Bay window to front aspect.

Rear Lounge - 12' 11" x 11' 5" (3.96m x 3.48m) Window to rear aspect, TV, Telephone points.

Kitchen - 8' 11" x 5' 6" (2.74m x 1.68m) Window and part glazed door to rear aspect, fitted kitchen with plumbing for washing machine, stainless steel sink and drainer, electric oven, & hob, over head extractor hood, space for tall fridge freezer.

First Floor

Bedroom 1 - 12' 11" x 11' 5" (3.96m x 3.48m) Window to rear aspect. Panelled radiator mounted to wall.

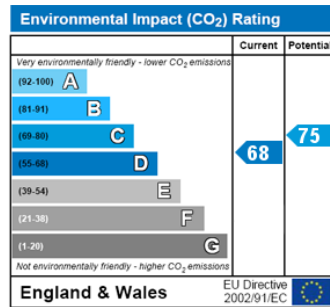
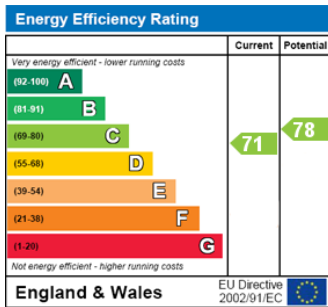
Bedroom 2 - 11' 8" x 10' 9" (3.58m x 3.28m) Window to front aspect. Panelled radiator mounted to wall.

Bedroom 3 - 7' 10" x 6' 3" (2.41m x 1.93m) Window to front aspect. Panelled radiator mounted to wall.

Exterior

Outside - Enclosed rear yard with brick built shed.

Energy Efficiency and Environmental Impact



Additional Information

The property can be sold with vacant possession and has no onward sales chain. The property does not have a water meter fitted. The property is being sold by the owners of Bailey Estates.

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.