



# Ian Anthony

The Estate Agents

# Carroll Crescent, Ormskirk, L39 1PY

Offers Over £180,000

🛏️ 2 🪑 1 🚗 2

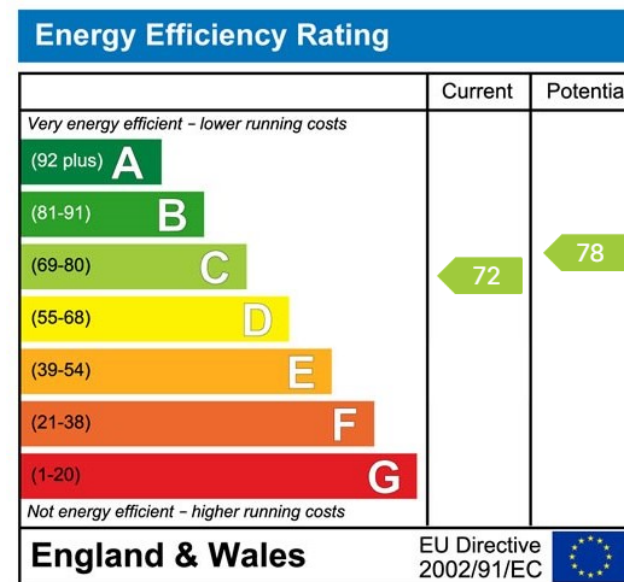


- Perfect for first time buyers or Ideal investment
- Modern neutral décor throughout
- Driveway and gated access
- Vacant from June 2026
- Versatile ground floor layout
- Private rear garden space





This attractive and well-maintained two-bedroom home offers modern, neutrally decorated living throughout and is currently tenanted until June 2026, making it ideal for buyers planning ahead. The ground floor provides flexible accommodation, including a versatile front reception room and a welcoming rear lounge flowing into a modern fitted kitchen with dining space. Upstairs features two well-proportioned bedrooms and a neatly presented bathroom. Outside, there is off-road parking to the front and a private, non-overlooked rear garden with patio and lawn – perfect for relaxing or entertaining. A lovely home in a sought-after location with space to grow.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: [enquiries@iananthonystates.co.uk](mailto:enquiries@iananthonystates.co.uk) <https://www.iananthonystates.co.uk>