

259, Ormskirk Road, Pemberton , WN5 9DN

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

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259, Ormskirk Road, Pemberton , WN5 9DN

Spacious mid terrace home offering 1055 SQFT of living space & no chain delay.



- Spacious bay fronted terrace
- Impressive amount of floorspace
- Popular main road setting
- Available chain free
- 2 large double bedrooms
- Ideal starter home
- Large enough to make 4 beds
- 1055 SQFT

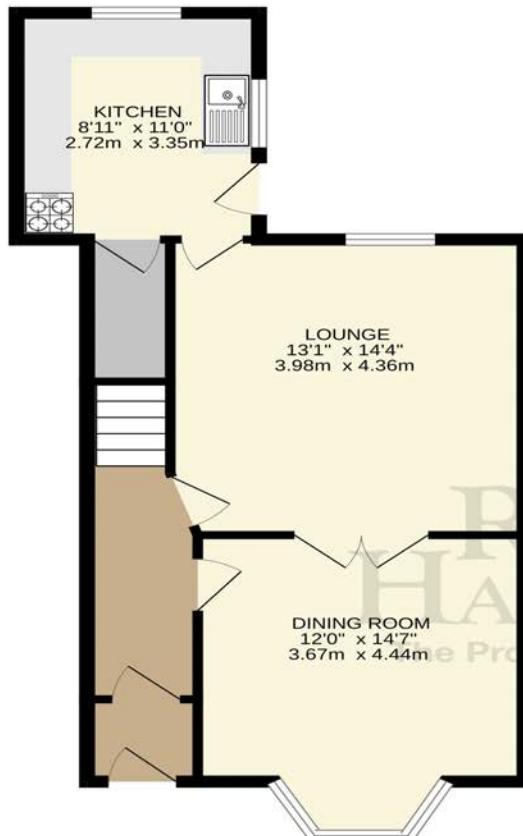
Totalling an impressive 1055 square feet of superb, well appointed living accommodation & offered to the market with the added incentive of no chain delay - 259 Ormskirk Road is a spacious Victorian terrace home brimming with kerb appeal & arranged over two floors boasting many original features such as high ceilings, pretty ornate coving and large bay window. Enviable located along the popular Ormskirk Road & therefore offering easy access to Pemberton itself with its numerous shops, amenities and bus routes, as well as the train station with links to Liverpool Central & Manchester Victoria; the property would be perfect for a first time buyer or young family looking to get onto the property ladder. Internally the home requires some cosmetic updating & modernisation but the accommodation is clean and tidy and warmed by gas central heating plus has benefited from a full rewire around 5 years ago.

Currently offering two very large bedrooms and bathroom, the layout could easily be adapted to 3 or possibly 4 beds with many of the houses on the street splitting the front bedroom and/or converting the large loft space / moving the bathroom. Viewing is absolutely essential to appreciate the wealth of accommodation on offer and in brief comprises; a welcoming entrance hallway, lounge with feature bay window, rear dining room, beyond which is a good sized fitted kitchen. Upstairs there are two generously sized bedrooms and a substantial principal bathroom suite. Externally there are gardens to the front and rear - with the rear being a decent size & fully low maintenance with the option of creating off road parking, should clients wish. Available with the added benefit of no chain delay, viewings are highly recommended on this lovely period home.





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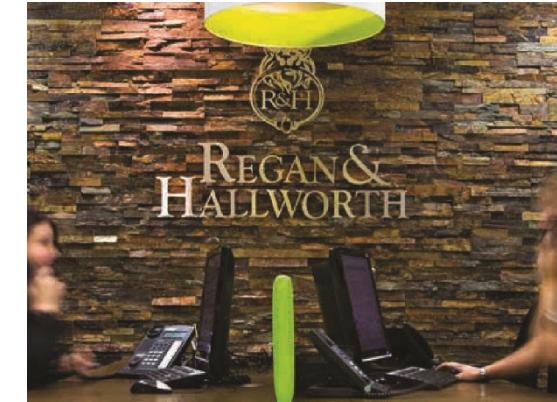
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TOTAL FLOOR AREA : 1055 sq.ft. (98.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures, fittings and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan**: 01942 244991 | **West Lancashire**: 01695 585258 | **Chorley**: 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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