

VICTORIA ESTATES & PROPERTY MANAGEMENT

43 Crosshall Brow, Westhead

Ormskirk

£225,000

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Mid Terraced House
- Three Bedrooms
- Open plan Lounge and Dining
- Utility Room
- Front and Rear Gardens
- Outbuilding
- Views to Front and Rear
- Viewing a Must



Porch and Hallway
Front door into Porch with window to the front, tiled floor and door into Hallway with tiled floor, panelled walls and door to Lounge

Lounge
14' 6" x 13' 0" (4.41m x 3.95m)
Window to the front, wood burner, herringbone flooring, storage cupboard. Door to inner hall and open plan to Dining Room

Inner Hall
Stairs to 1st floor and window to the front

Dining Room
8' 0" x 13' 6" (2.45m x 4.12m)
Double doors to the Kitchen, herringbone flooring

Kitchen
12' 11" x 10' 3" (3.94m x 3.13m)
An excellent range of eye and low level units incorporating a 1 1/2 bowl stainless steel sink drainer unit. Built in gas hob with canopy style extractor over and built in electric oven. Part tiled walls. Integrated Fridge and Freezer. French doors to the rear garden Tiled floor. Door to Storage Room and Door to Utility Room

Storage Room
Door to rear and door to WC Tiled floor

WC
Two piece suite comprising WC, Pedestal wash hand basin , tiled floor and storage space

Utility Room
Tiled floor, window to the rear, plumbed for washing machine and dish washer and units with worktops

Landing
Doors to 3 Bedrooms and Bathroom. Loft access which is partially boarded and no ladder

Bedroom One
11' 1" x 11' 1" (3.37m x 3.39m)
Window to the front with views







GARDEN

Front Garden is planted out and lawn with path to the front door. Rear Garden is enclosed with fields to the rear, mainly lawn and planted out borders with decked patio area and steps up to a gravel patio area



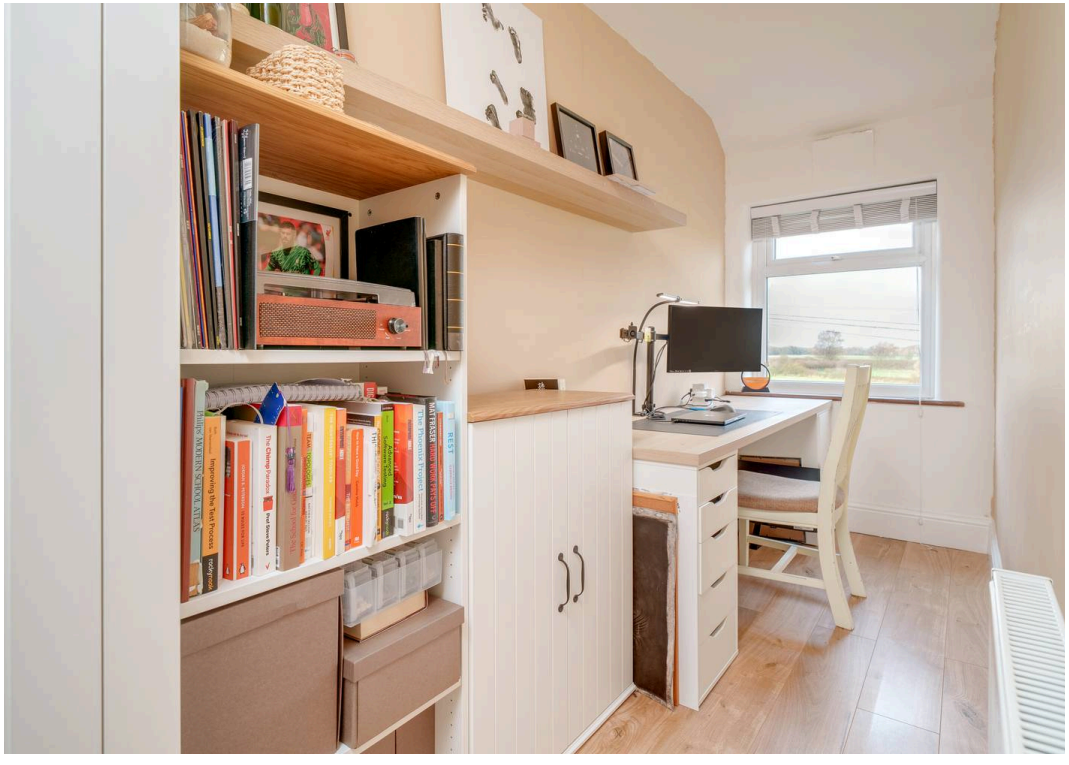


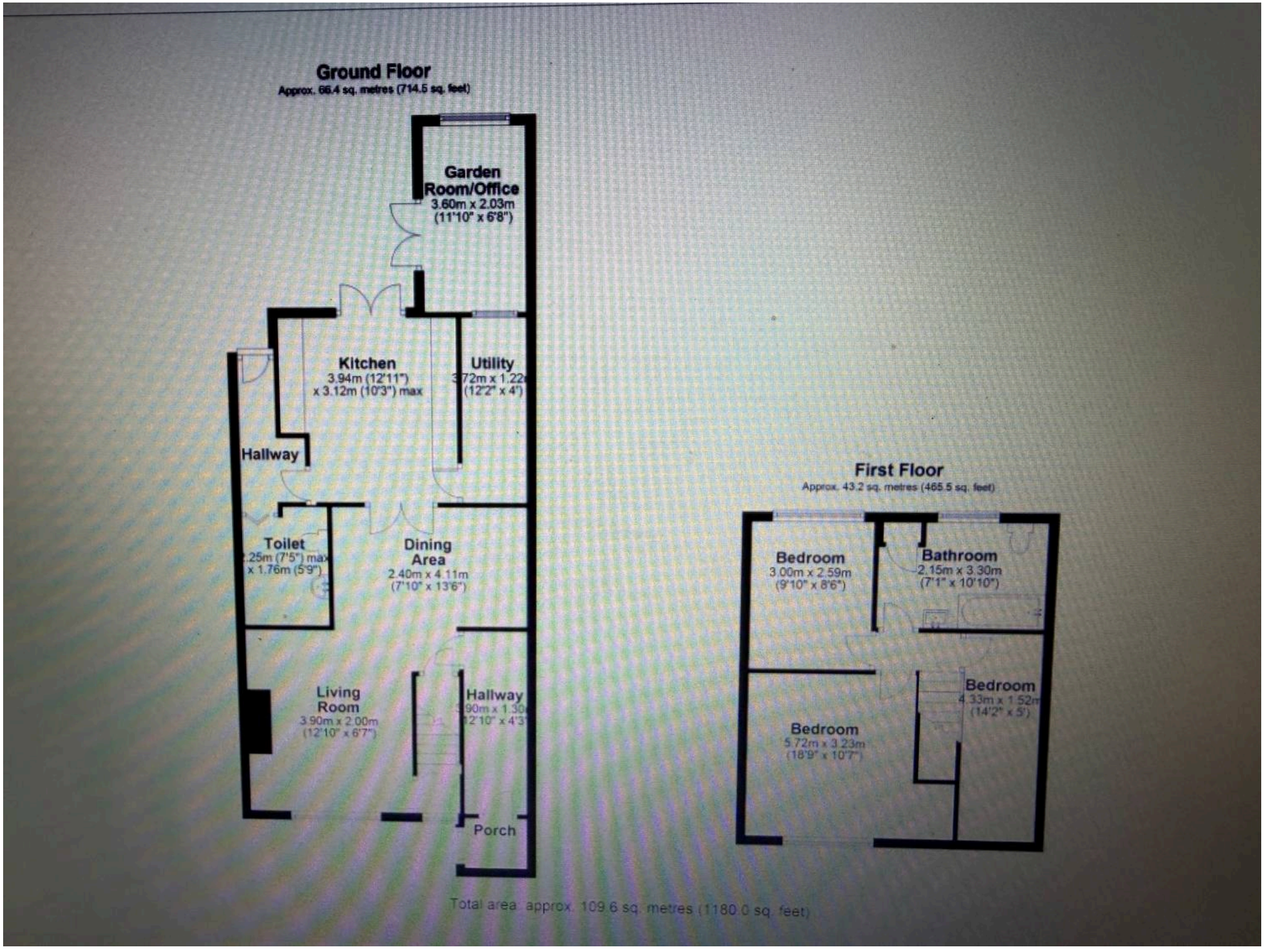


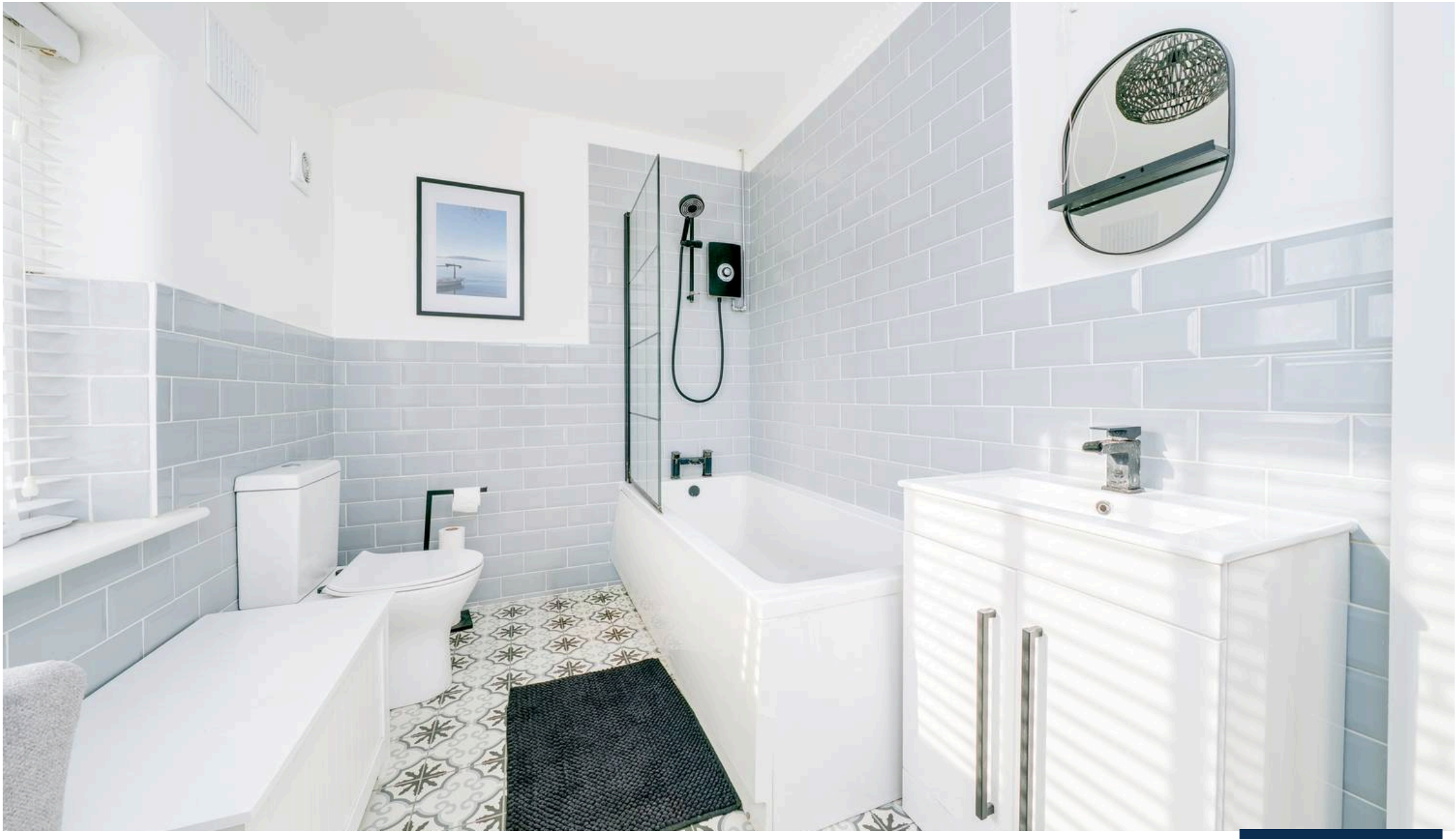









Ground Floor
Approx. 66.4 sq. metres (714.5 sq. feet)
Garden Room/Office
3.60m x 2.03m
(11'10" x 6'8")
Kitchen
3.94m (12'11")
x 3.12m (10'3") max
Utility
3.72m x 1.22
(12'2" x 4')
Hallway
Toilet
2.25m (7'5") max
x 1.76m (5'9")
Dining Area
2.40m x 4.11m
(7'10" x 13'6")
Living Room
3.90m x 2.00m
(12'10" x 6'7")
Hallway
3.90m x 1.30
(12'10" x 4'3")
Porch
First Floor
Approx. 43.2 sq. metres (465.5 sq. feet)
Bedroom
3.00m x 2.59m
(9'10" x 8'6")
Bathroom
2.15m x 3.30m
(7'1" x 10'10")
Bedroom
4.33m x 1.52m
(14'2" x 5')
Bedroom
5.72m x 3.23m
(18'9" x 10'7")
Total area: approx. 109.6 sq. metres (1180.0 sq. feet)



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