



**Flat 1, Scarisbrick House, Derby Street**

Ormskirk

Offers Over **£150,000**

## Scarisbrick House, Derby Street

Situated in a highly convenient location within Ormskirk, this well presented two-bedroom ground floor apartment offers comfortable and accessible living, just a short walk from local amenities and the train station, providing direct links to Liverpool. The accommodation comprises a welcoming entrance hall, a bright and spacious lounge/dining area, and a well-appointed kitchen. There are two generously sized double bedrooms, with the principle bedroom benefiting from an en-suite, alongside a separate modern bathroom. Offered to the market with no onward chain, this property is ideal for first time buyers, downsizers, or investors seeking a conveniently located home with excellent transport connections.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- Ground Floor Apartment
- Two Double Bedrooms
- Bathroom & En-Suite
- Off Road Parking
- Walking Distance To Ormskirk Town Centre
- Double Glazed & Electric Heating
- Walking Distance To Ormskirk to Liverpool Trainline
- No Onwards Chain



### Entrance Hall

Front door leading into hall with doors leading into storage, lounge and inner hall. Door from inner hall into both bedrooms and bathroom.

### Lounge Dining

Two windows to side and door into kitchen.

### Kitchen

A good range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in electric hob with extractor hood over and built in electric oven. Integrated dishwasher and plumbed in for washing machine. Partly tiled walls and vinyl flooring with chevron wood effect. Window to side.

### Bedroom One

Window to side and door into En-Suite.

### En-Suite

Three piece suite comprising double shower cubicle with mixer shower over, vanity wash basin and low level WC. Partly tiled walls and vinyl flooring with chevron wood effect.

### Bedroom Two

Built in wardrobe and window to side.

### Bathroom

Three piece suite comprising panelled bath with mixer shower over and screen, pedestal wash hand basin and low level WC. Partly tiled walls and vinyl flooring with chevron wood effect.

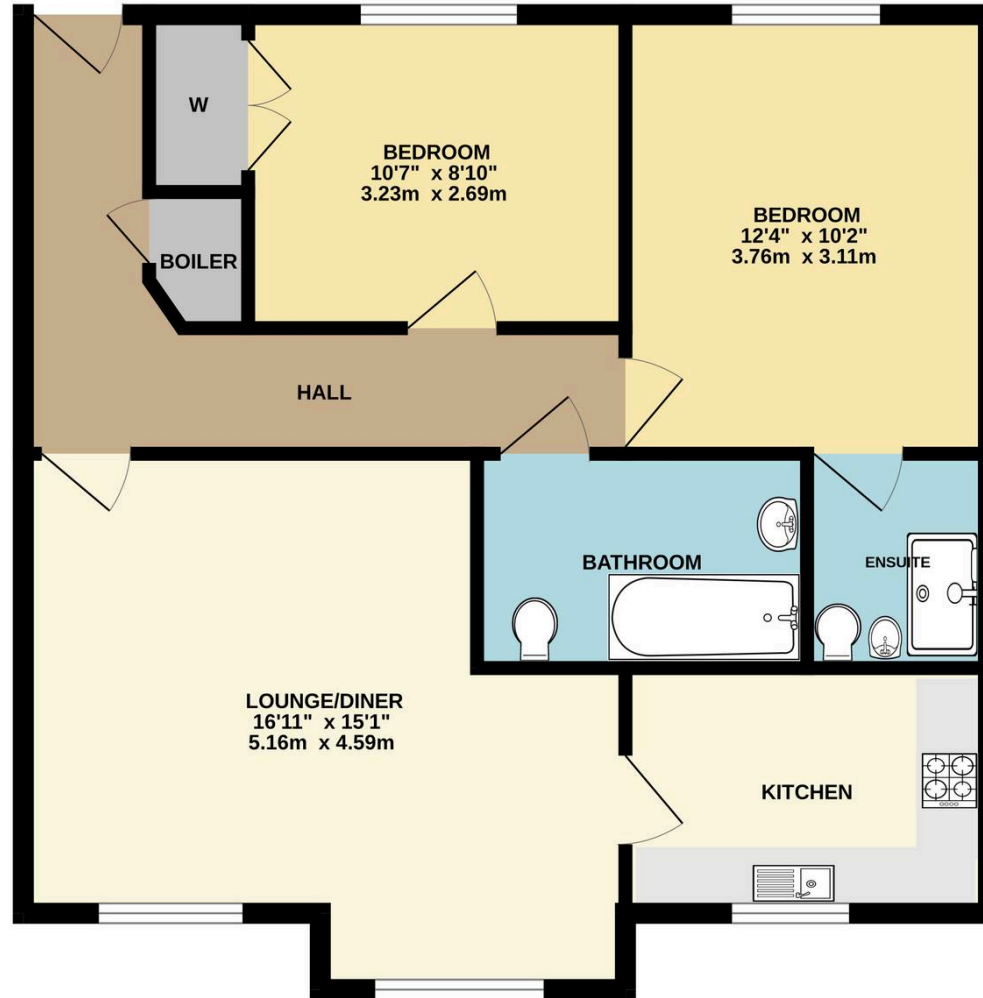
### Off street

2 Parking Spaces, off road parking.





# GROUND FLOOR





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