



J&D ESTATE AGENTS

SALES | LETTINGS | MANAGEMENT



5 Turnpike Crescent, Ormskirk, L40 7AQ

£1,300 Per month

Nestled in the desirable Turnpike Crescent of Burscough, this modern executive detached residence offers a perfect blend of comfort and convenience. Built in 2020, the property spans an impressive 947 square feet and is ideally situated within walking distance of the vibrant Ormskirk town centre, making it an excellent choice for families and professionals alike.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the modern fitted kitchen, which is both stylish and functional, catering to all your culinary needs. The property boasts three generously sized double bedrooms, ensuring that everyone has their own private sanctuary. The master bedroom features an en-suite bathroom, while a modern family bathroom and a convenient ground floor W.C. add to the practicality of the layout.

Outside, the property is complemented by well-maintained gardens to both the front and rear, offering a delightful space for outdoor activities or simply enjoying the fresh air. Additionally, off-road parking for several cars ensures that you and your guests will never be short of space.

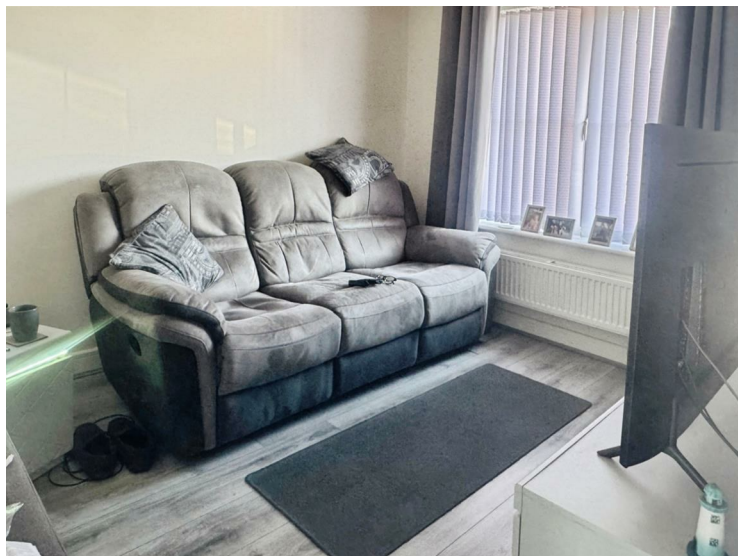
This home is a rare find in a sought-after location, combining modern living with easy access to local amenities. Whether you are looking to settle down or invest, this property is sure to impress. Do not miss the opportunity to make this stunning house your new home.

Hallway

With laminate flooring, double radiator.

Front Lounge

10'4" x 8'7" (3.15m x 2.62m)



With uPVC double glazed window, double radiator.

Rear Lounge

14'10" x 10'6" (4.54m x 3.21m)



With laminate flooring, double radiator, part panelling to wall, uPVC patio doors to rear garden.

Modern fitted Kitchen

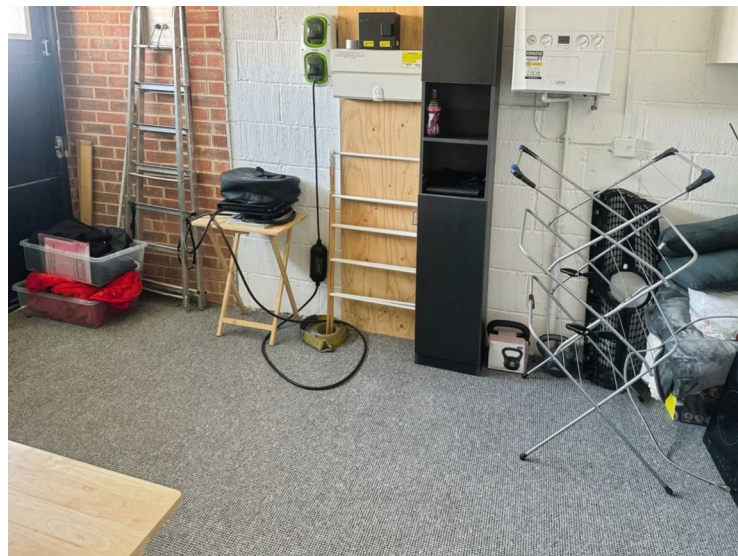
9'10" x 9'8" (3.01m x 2.95m)



With range of matching wall and base units, rolled edged work surfaces, single drainer stainless steel sink with mixer tap, uPVC double glazed window, electric oven, four ring hob with extractor fan over, part tiled walls, laminate flooring, uPVC double glazed door to side.

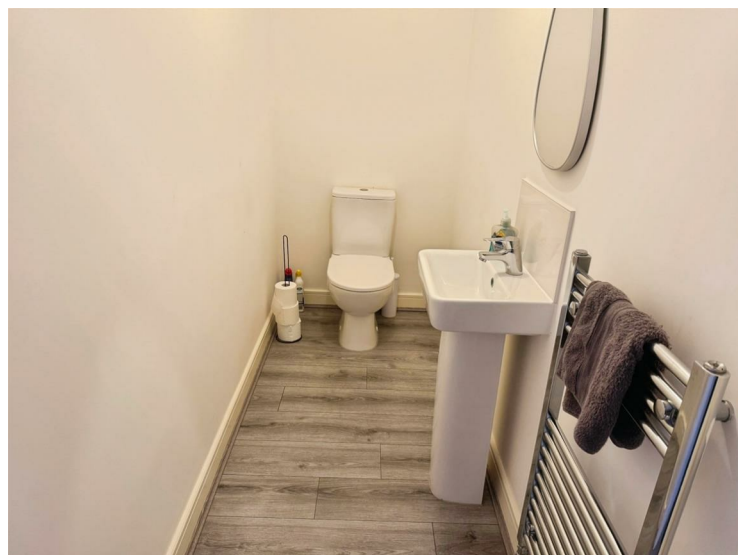
Garage

14'4" x 7'8" (4.39m x 2.35m)



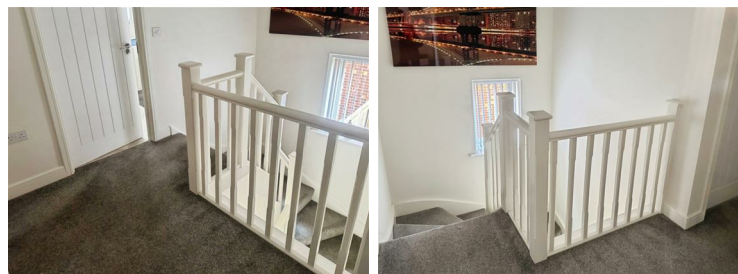
With up and over garage door, wall mounted combi boiler.

Ground floor W.C.



With low level W.C., pedestal wash hand basin, laminate flooring, towel rack radiator.

Landing



With uPVC double glazed window, storage cupboard.

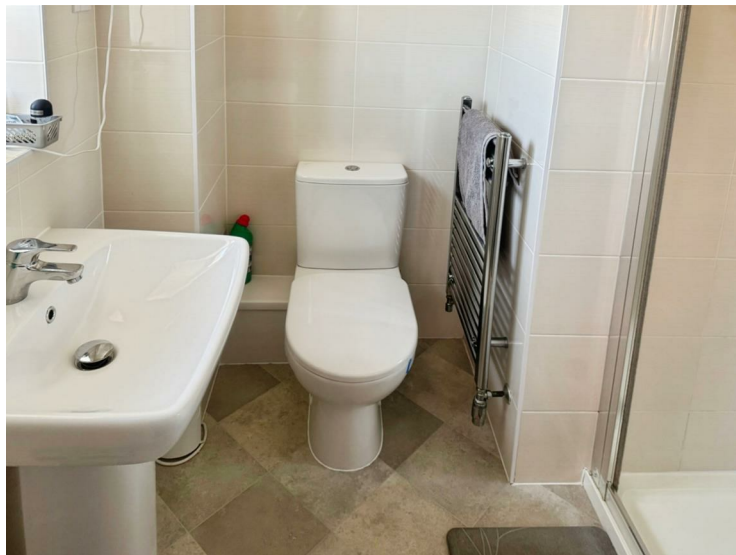
Front Bedroom 1

13'5" x 9'8" (4.09m x 2.97m)



With uPVC double glazed window to front elevation, built in wardrobes, double radiator, en-suite to master.

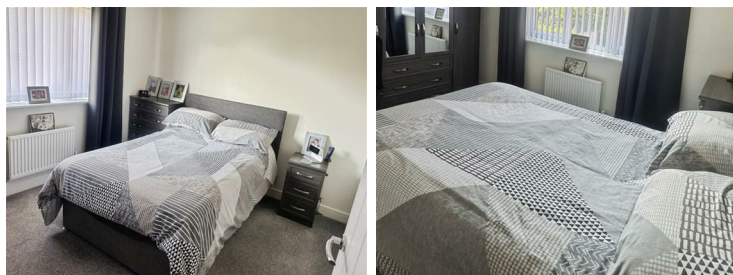
En-suite



With three piece suite comprising of shower cubicle with electric shower, low level W.C., wash hand basin, towel rack radiator.

Rear Bedroom 2

11'9" x 9'10" (3.59m x 3.02m)



With uPVC double glazed window, double radiator.

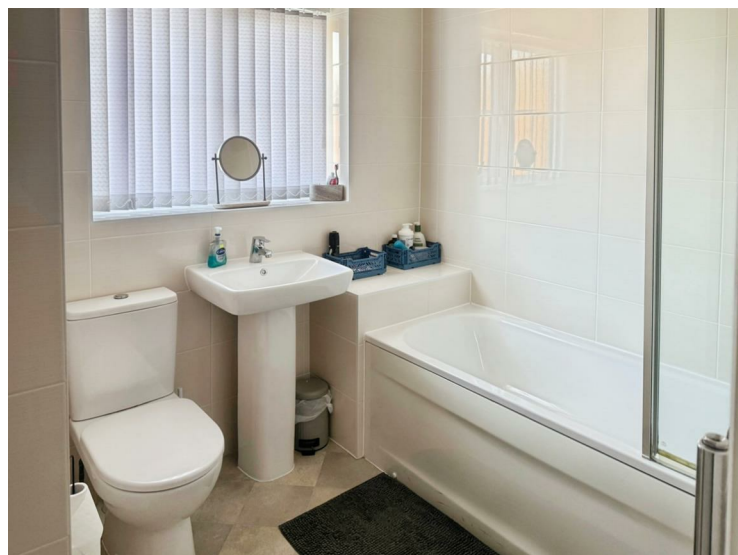
Rear Bedroom 3

10'0" x 8'9" (3.06m x 2.69m)



With uPVC double glazed window, double radiator.

Modern family bathroom



With three piece white suite comprising of panelled bath, pedestal wash hand basin, low level W.C., frosted glass double glazed window, towel rack radiator.

Front Garden

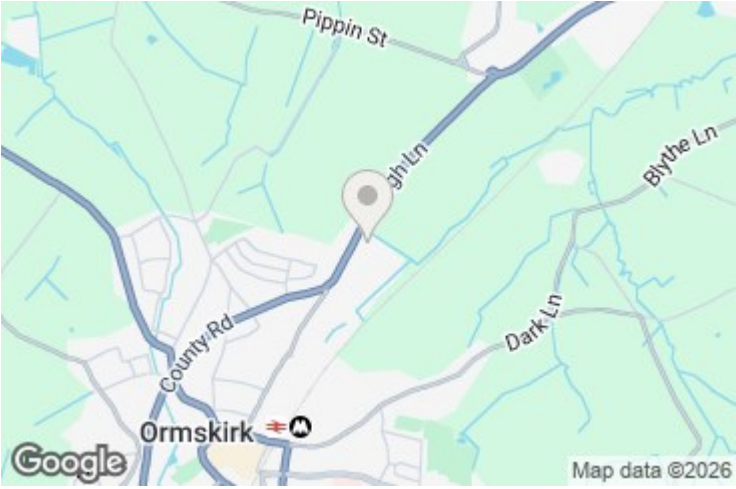


With lawned area, off road parking, planting borders.

Rear Garden

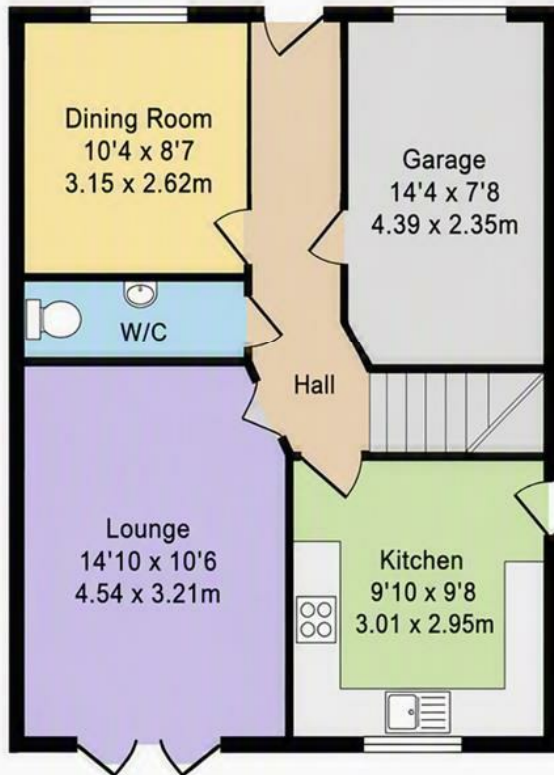


With lawned area, fenced boundaries, paved patio area.



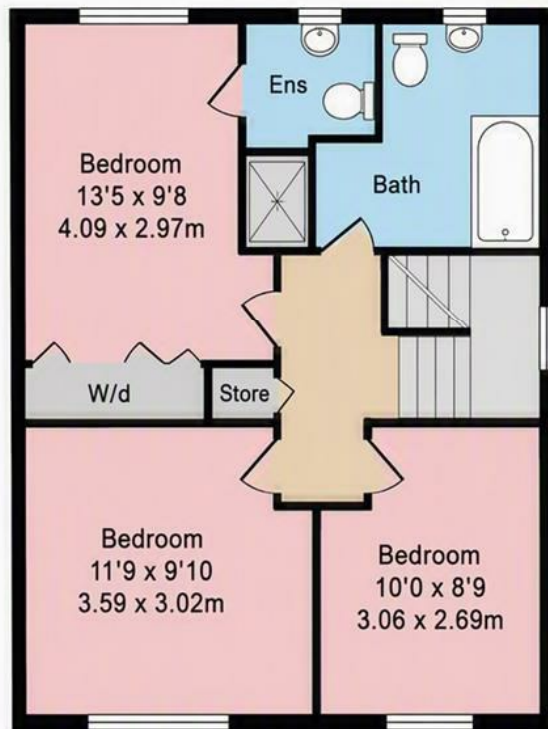
Total Approx. Floor Area 1149 Sq.ft. (106.8 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



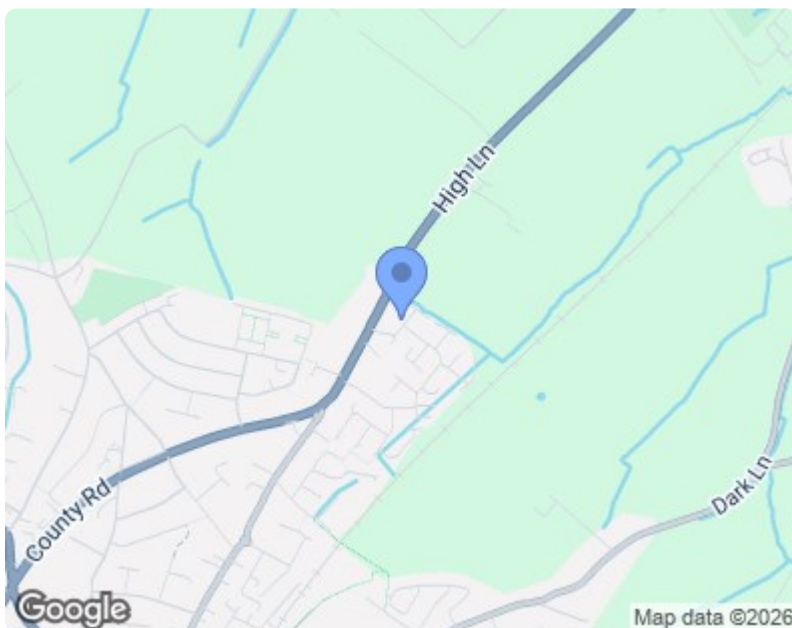
Ground Floor

Approx. Floor Area 609 Sq.Ft (56.6 Sq.M.)



First Floor

Approx. Floor Area 540 Sq.Ft (50.2 Sq.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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