



# Ian Anthony

## The Estate Agents



### Hall Brow Close, Ormskirk

Guide Price £295,000

 3  2

#### NO UPWARD CHAIN!

Detached true bungalow situated in a quiet cul-de-sac location convenient for Ormskirk town centre and all its associated amenities. Accommodation comprises a spacious living/dining room, fitted kitchen, master bedroom with en-suite, two further double bedrooms and a family bathroom. Outside there is a detached garage and beautifully established gardens to both front and rear. The property allows easy and walkable access to amenities such as Ormskirk hospital and local primary and secondary schools. Viewings are highly recommended to appreciate all this home has to offer.

**Floor Area**  
sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£0 per annum

**Ground Rent**  
£ per annum

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.

# Ian Anthony

## The Estate Agents

- DETACHED TRUE BUNGALOW
- LIVING/DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- ENSUITE & BATHROOM
- DETACHED GARAGE
- GARDENS FRONT & REAR
- CONVENIENT FOR ORMSKIRK TOWN CENTRE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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.