



**Ian Anthony**  
The Estate Agents

# Calder Avenue, Ormskirk

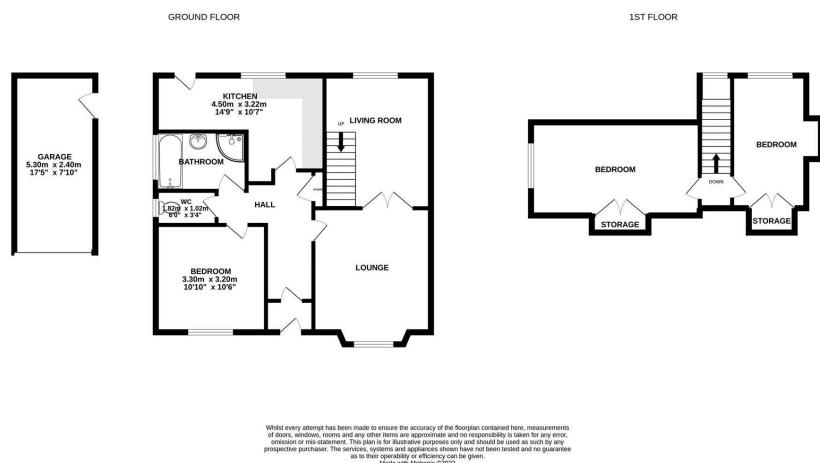
Guide Price £295,000

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- SEMI-DETACHED DORMER BUNGALOW
- LIVING ROOM
- DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- THREE BEDROOMS
- GARDENS FRONT & REAR
- SINGLE DETACHED GARAGE
- VIEWINGS ARE HIGHLY RECOMMENDED

Well presented semi-detached dormer bungalow situated on Calder Avenue, Ormskirk. Ground floor accommodation is comprised of entrance porch and hall, living room, dining room, kitchen, bathroom, separate toilet, and a bedroom. A further two bedrooms are located on the first floor. Externally there are attractive gardens to the front and rear, with off street driveway parking available, and a single car garage with electric door. The property was comprehensively renovated in 2014-2015. Viewings are highly recommend to see what this property has to offer.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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