



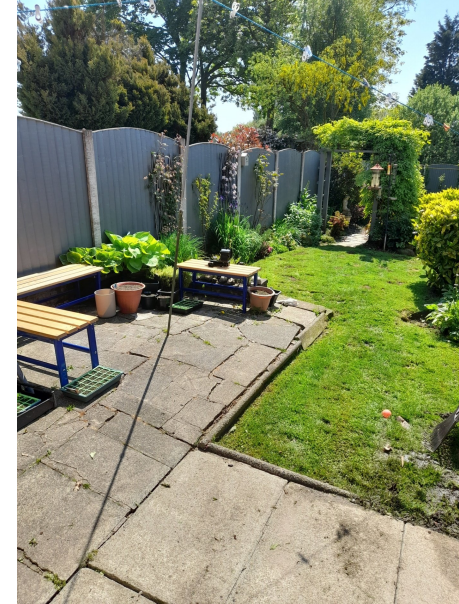
Ian Anthony

The Estate Agents

Heskin Lane, Ormskirk, Lancashire

£180,000

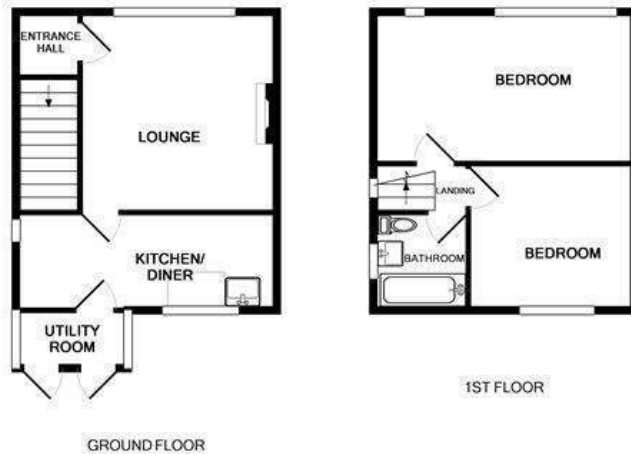
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- SEMI DETACHED PROPERTY • LIVING ROOM
- KITCHEN/ DINER
- TWO BEDROOMS
- FAMILY BATHROOM
- FRONT & REAR GARDENS
- NOT OVERLOOKED
- GOOD LOCATION



We are delighted to bring to market this well presented semi detached 2 bedroomed property in the popular road of Heskin Lane, convenient for Ormskirk town centre and all associated amenities. Accommodation in brief comprises of a living room, kitchen/ diner and rear porch/ sunroom. Whilst to the first floor there are two generous sized bedrooms and a family bathroom. Outside there a beautifully maintained and established garden to both the front and rear with the added benefit of not being directly overlooked. Internal viewing is highly recommended to appreciate all the potential this home can offer to a prospective buyer.



HESKIN LANE, ORMSKIRK, L39 1LR
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.