



**Ian Anthony**  
The Estate Agents

Holborn Hill, Ormskirk, Lancashire, Lancashire, L39 4SX

Guide Price £300,000

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- SEMI DETACHED PROPERTY
- LIVING ROOM
- DINING ROOM
- THREE BEDROOMS
- GARDENS FRONT & REAR
- CONVENIENT FOR ORMSKIRK TOWN CENTRE
- MODERN FITTED KITCHEN & UTILITY ROOM
- FAMILY BATHROOM
- TIMBER SUMMERHOUSE
- FULL PLANNING PERMISSION IN PLACE FOR DOWNSTAIRS EXTENSION AND LOFT CONVERSION TO TURN INTO A MASTER BEDROOM WITH EN-SUITE



A well presented traditional semi detached property providing superb family accommodation situated in a popular residential location and within easy reach of Ormskirk town centre and its associated amenities. Accommodation briefly comprises an entrance hall, living room, dining room and fitted kitchen, whilst to the first floor there are three good sized bedrooms and a family bathroom. Outside to the front there is a block paved driveway leading to an attached garage and an attractive good sized garden to the rear. Viewing is highly recommended to appreciate the accommodation on offer.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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