nswproperties

BRIDGE AVENUE, ORMSKIRK, LANCASHIRE, L39.

ASKING PRICE: £725 PCM

Bridge Avenue, Ormskirk, Lancashire, L39

FIRST MONTHS RENT HALF RPICE, IF YOU MOVE IN DECEMBER

NSW Properties are delighted to bring to the rental market this end terraced property within easy reach of Ormskirk town center and its associated amenities. This property can be offered as fully furnished or unfurnished.

This lovely home briefly comprises entrance hallway leading though to the lounge with front aspect. There is a feature gas fireplace with marble back and cast iron surround. Through from the lounge is a large modern fitted kitchen/diner with velux window and French doors that look out onto the garden. There is a range of modern fitted units, stainless steel sink with drainer. There is an integrated oven, hob, grill and microwave. There is also a handy under stairs storage cupboard. To the rear of the property is a modern family bathroom.

To the first floor there are 3 bedrooms with the master having a shower room. Externally there is a small cobbled front garden with mature shrubs. The rear garden has a part decked seating area and well maintained laid to lawn garden with mature shrubs.

Further benefits also include gas central heating and double glazing. Two car parking space's are also available with permit's, estimating about £35 per year.
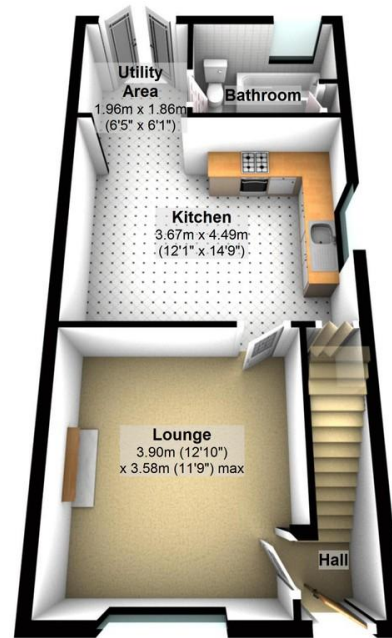
Available: December 2016
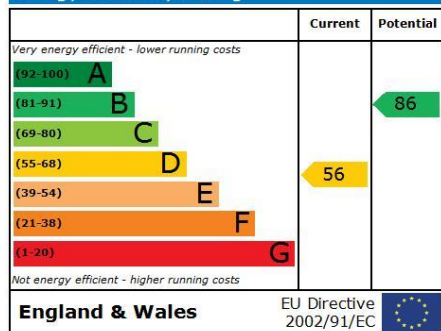
Bedrooms: 3

Deposit: £725

No Pets

Ground Floor

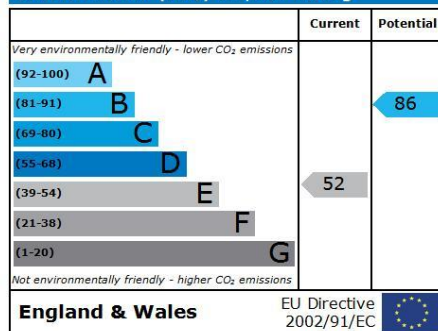Approx. 43.7 sq. metres (470.0 sq. feet)

Utility Area
1.96m x 1.86m
(6'5" x 6'1")

Bathroom

Kitchen
3.67m x 4.49m
(12'1" x 14'9")

Lounge
3.90m (12'10")
x 3.58m (11'9") max

Hall

Total area: approx. 78.1 sq. metres (840.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental (CO$_2$) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		

England & Wales — EU Directive 2002/91/EC