



nswproperties

HIGH MOSS, ORMSKIRK

ASKING PRICE: £640,000

High Moss, Ormskirk

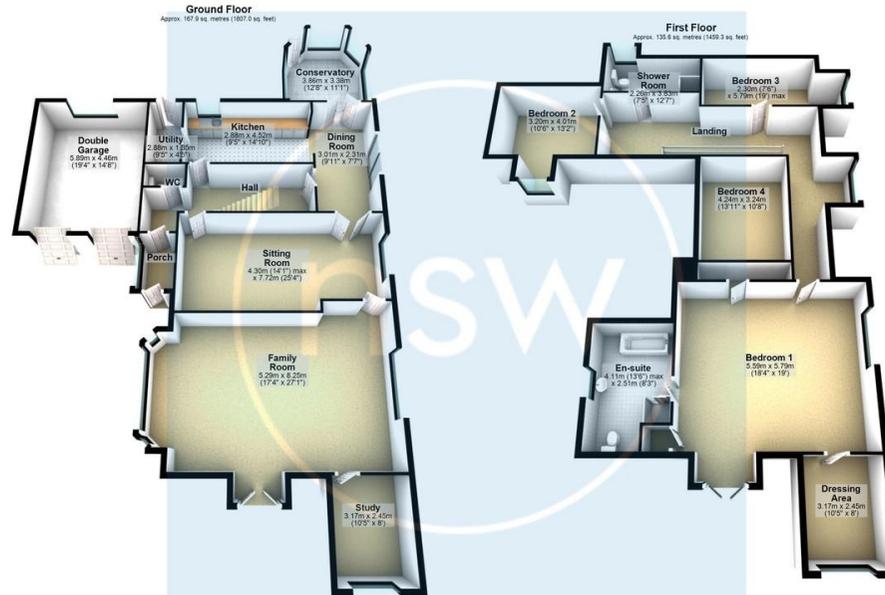
NSW Properties are excited to present for sale this delightful four bedroom, detached family home stretching in excess of approximately 2,980 sq ft. Situated on a large wrap-around plot, on a quiet cul-de-sac at the end of a private drive in this ever popular residential location, within easy reach of Ormskirk Town Centre. Also conveniently located for all amenities, including wine bars, restaurants and outstanding schools and supermarkets. The property also offers easy access to local transport networks.

Upon arriving at the property the viewer will notice how beautifully finished and well presented this home is. You will immediately be greeted with a welcoming entrance hallway where the stairs are located, and from which each of the rooms emanate. A convenient downstairs w.c is also off the hallway area. Leading through to the right is a generously sized lounge with attractive feature fireplace. A second, larger sitting room just off has beautiful bay window and triple aspects. This room is bright and airy as well as having a study/home office just off this room.

Off to the left hand side of the hallway is a modern fitted kitchen/diner finished with a range of wall and base units with granite tops and an abundance of integrated appliances including oven, microwave, fridge and freezer, a practical utility room its just off. The kitchen is open to a dining area which allows plenty of space for a table and chairs as well as access through patio doors, into the side garden and a conservatory with an insulated roof, making it an all year round room. This also opens out onto the rear garden. Ascending the stairs to the first floor, there is a spacious landing giving access to all four, well apportioned bedrooms with the master boasting a four piece en-suite bathroom complete with underfloor heating, standalone shower, bath, hand was basin and w.c. This room also has a separate, walk-in dressing room. A Juliet balcony, in this room, affords views to the front aspect of the property. The main, three piece shower room serves the remaining three bedrooms and is complete with low level. w.c, hand wash basin and shower cubicle.

Externally, the gated driveway allows plenty of secure parking on a pressed concrete drive which leads to an attached double garage with two up and over doors providing further secure parking and access into the main house. The gardens surrounding property are private and enclosed, taking fully advantage of sunny aspects, with extensive lawns, mature planted borders, a timber garden shed and numerous patio areas allowing perfect space for outdoor dining and summer BBQs. The property also benefits from solar thermal panels.





Total area: approx. 303.4 sq. metres (3266.3 sq. feet)
This floor plan is for illustrative purposes only. Plans produced using iMagine.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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