



nswproperties

GRIMSHAW LANE , ORMSKIRK

ASKING PRICE: £235,000

# Grimshaw Lane , Ormskirk

NSW Properties are pleased to bring to the market for sale with NO CHAIN this two bedroom, detached, true bungalow situated in a popular position only a short drive into Ormskirk Town Centre with its wonderful shopping facilities and bustling market. There is also easy access to the motorway and railway networks as well as excellent schools and colleges in the area.

This attractive accommodation briefly comprises of, a welcoming entrance porch providing access to the internal hallway, which leads through to a downstairs wet room and convenient storage cupboard. A spacious lounge with window to rear aspect has an attractive stone effect fireplace with electric fire and bi-fold doors opening out into the conservatory. Off the living room is the fitted kitchen with a range of wall and base units, stainless steel sink and drainer, gas cooker point as well as space for dish washer. A convenient utility room is located off the rear of the kitchen and provides further wall and base units as well as space for washing machine and dryer and a door giving access out onto the rear and also into a separate w.c with washbasin and shower cubicle just off.

To the right of the internal hallway are two good sized double bedrooms with the master boasting a large bay window giving frontal aspects and allowing in plenty of natural light, as well as fitted wardrobes. Externally, to the front, the property has a spacious, paved driveway providing ample parking, as well as a walled front garden with mature planted areas, side gate with access to the rear. The rear is paved with a planted area and boasts a garden shed with power and lighting.

Other benefits also include gas central heating and double glazing throughout.





Total area: approx. 87.9 sq. metres (946.4 sq. feet)

This floor plan is for illustrative purposes only  
Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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### Disclaimer

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.

