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WHITERAILS DRIVE, ORMSKIRK

ASKING PRICE: £365,000

Whiterails Drive, Ormskirk

NSW Properties are delighted to bring to the market for sale this charming four bedroom link-detached family home resting in a popular position only a short distance from 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.

Upon entry this beautiful home leads into a welcoming conservatory porch which flows through to the main reception hallway. The lovely lounge sits to the right of the property and stretches the width giving front and rear aspects with sliding doors opening out onto the rear garden. A second reception room also just off the hallway provides further living space and can also be utilised as a separate, formal dining room, an office or children's play room. The modern kitchen to the rear is fitted with grey, handleless, laminate wall and base units as well as a range of integrated appliances. A convenient utility room just off gives access out to the rear garden and also into the integral garage. A separate downstairs WC completes this floor. Ascending the stairs in the reception hallway to the first floor there are three good sized double bedrooms each with the benefit of fitted wardrobes whilst the fourth single bedroom also boasts fitted wardrobes. A large modern bathroom completes the first floor and is fitted with a white suite with bath and overhead shower, low level WC, hand wash basin and attractive spotlights in the ceiling.

Proceeding up another level is a convenient attic room currently utilised as an office and providing ample additional storage space.

Externally there is a spacious driveway providing ample off road parking and access to a single garage. To the rear is a private and enclosed, west facing garden with a decking area, perfect for hosting summer BBQs.





Total area: approx. 165.7 sq. metres (1783.3 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		78
(55-68) D	66	
(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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