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HIGH MOSS, ORMSKIRK

ASKING PRICE: £485,000

# High Moss, Ormskirk

NSW Properties are excited to present for sale this delightful five bedroom, extended, detached family home stretching in excess of approximately 2,300 sq st. Situated on a quiet cul-de-sac within easy reach of Ormskirk Town Centre. 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 hall. Leading through to the left is a generously sized lounge with frontal aspects. A second sitting room off to the right boasts bi-folding doors opening out on to the rear garden, providing a perfect, sociable area for hosting family get togethers and summer BBQs. Off the rear of the hallways is a modern fitted kitchen/diner finished with a range of high gloss, handle less wall and base units in grey with contrasting black granite work surfaces and a range of integrated appliances. A dining area at the opposite end gives plenty of space for a table and chairs as well as providing access though upvc double doors out onto the rear garden.

Ascending the stairs to the first floor there is a spacious landing giving access to three large double bedrooms with two having the benefit of en-suite shower rooms. The main family bathroom serves the third bedroom and is complete with low level. w.c, hand wash basin, bath and separate shower cubicle. Continuing up to the second and final floor, there are a further two double bedrooms and a large storage cupboard off the landing.

Externally the property features a large driveway offering off road parking leading to a garage. The rear garden is south-west facing with a stone patio area and raised, well maintained lawned area, a perfect space for enjoying the summer sun.

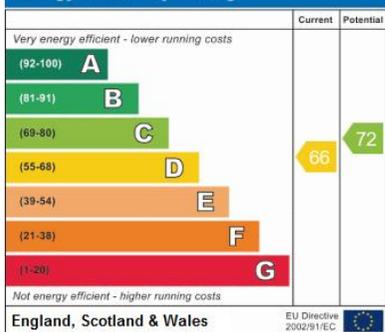




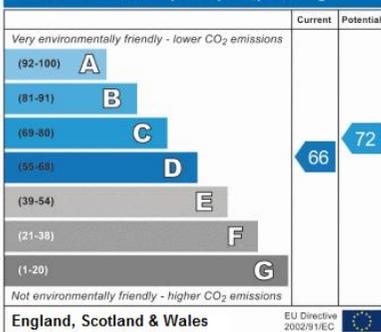
Total area: approx. 216.6 sq. metres (2331.4 sq. feet)

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

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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### Disclaimer

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