



nswproperties

GRIMSHAW LANE, ORMSKIRK

ASKING PRICE: £185,000

Grimshaw Lane, Ormskirk

NSW Properties are pleased to present for sale this immaculate and significantly extended three bedroom end terraced town house situated close to Ormskirk Town Centre and it's local shops and amenities as well as being close to all major schools in the area including West End Primary School on the same street. The property is also located opposite the Yew Tree public house.

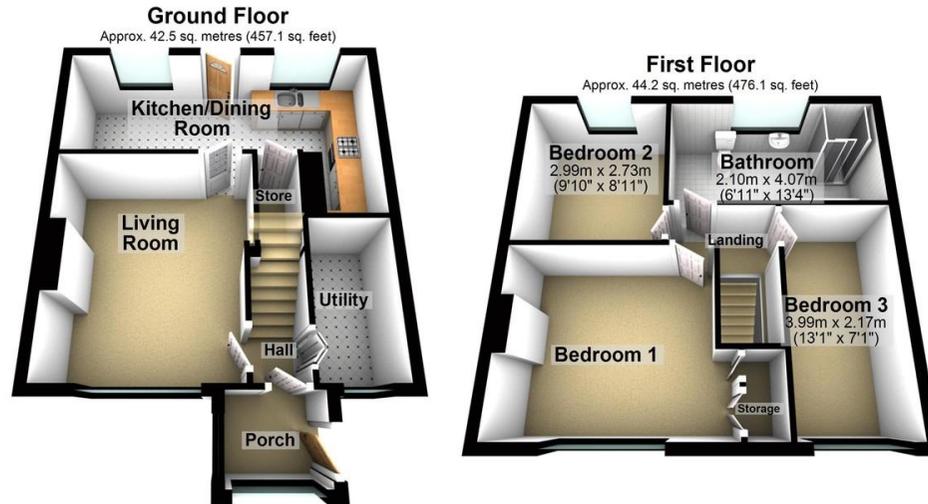
This attractive accommodation briefly comprises of, to the ground floor, a welcoming entrance porch providing access to the internal hallway which leads through to a convenient utility room and spacious front lounge with feature fire place and solid wood flooring. To the rear of the property you will find the modern fitted kitchen/dining room which includes a range of fitted wall and base units as well as space for a dining table and chairs. There is a handy under stairs storage cupboard and double glazed door giving access out onto the rear garden.

To the first floor there are three double bedrooms, one of which has the benefit of fitted wardrobes and drawer units. The large family bathroom is complete with a modern suite including low level w.c. sink, bath and separate walk in shower.

Externally the property boasts an extensive enclosed rear garden with large lawned area and stone paving patio area presenting the perfect place to entertain with impressive rear southerly open aspect over the rear field and attractive summer house. A right of way must be given through the back garden to any adjoining properties. The front of the property benefits from a driveway providing off road parking for a number of vehicles.

The property benefits from a double glazing and a gas central heating system. An early inspection is strongly recommended in order to appreciate the accommodation on offer.





Total area: approx. 86.7 sq. metres (933.2 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		82
(69-80) C		
(55-68) D	65	
(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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