



nswproperties

WIGAN ROAD, ORMSKIRK

ASKING PRICE: £167,500

Wigan Road, Westhead

NSW Properties are excited to bring to the market for sale this delightful, 2 bedroom end terrace property situated in a lovely position in the quaint village of Westhead, convenient for the historic market town of Ormskirk and its fantastic array of amenities including schools, shops, bars and restaurants as well as transport links with two major motorway links, the M58 and the M6 being nearby.

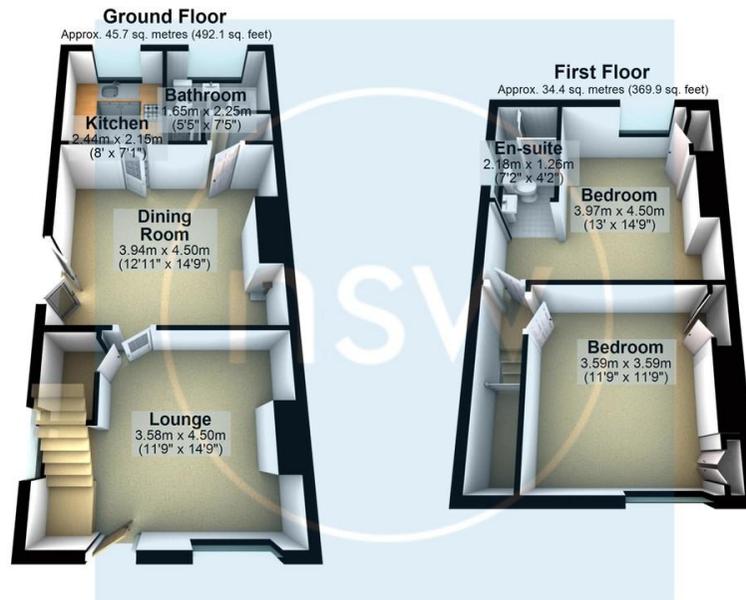
Upon entry the viewer will be greeted with the main living room which boasts a front facing window allowing in plenty of natural light to flood the room as well as a feature fireplace, stairs to the first floor and a convenient under stair storage cupboard. Proceeding through to the second reception room there is a beautiful brick built, open fire with stone hearth. This room could also be utilised as a dining area and has double doors opening out onto the side elevation. Following through into the rear of the property sits the kitchen, benefitting from a range of wall and base units. An inner hallway off the dining room leads into the downstairs bathroom complete with low level w.c, hand wash basin and bath with shower attachment. Ascending the stairs to the first floor, the landing give access to two, good sized, double bedrooms with the master bedroom benefitting from an en-suite shower room complete with low level w.c, hand wash basin and walk in shower.

Externally there is large driveway at the front which stretches along the side of the property to the rear providing plenty of off road parking. To the rear there is a private, south facing gravelled area and further space for off road parking.

Additional benefits of this lovely home include gas central heating and double glazing throughout as well as the possibility for extending the property due to size of plot, subject to the relevant planning permissions.

A fully boarded out loft space with a canted roof window.





Total area: approx. 80.1 sq. metres (862.0 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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Disclaimer

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