



nswproperties

HASLAM DRIVE, ORMSKIRK

ASKING PRICE: £240,000

# Haslam Drive, Ormskirk

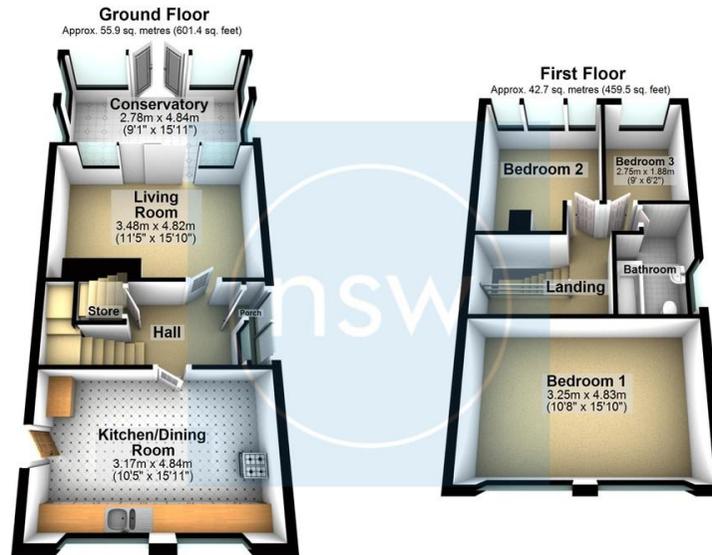
NSW Properties are excited to present for sale this delightful, three bedroom, detached property situated in the historic market town of Ormskirk within walking distance of the town centre and its wealth of amenities, including wine bars, restaurants and outstanding schools, the location also offers easy onward access to the wider local transport networks.

Upon entry the viewer will immediately appreciate the tasteful, neutral décor throughout. A welcoming entrance porch which leads through into the main reception hallway which boasts a convenient under stairs storage cupboard and gives access through to the modern, fitted breakfast/kitchen. The stunning kitchen benefits from a range of stylish wall and base units with grey splashback tiling and a door giving access to the side elevation as well as an abundance of integrated appliances including, oven and hob with stainless steel extractor hood, dishwasher and fridge freezer. The lovely lounge is located at the rear of the property and is attractively decorated and seamlessly leads through double glazed patio doors into a spacious conservatory providing ideal extra family living space and allows plenty of natural light to flood both of these beautiful rooms.

Ascending the stairs to the first floor a spacious landing provides an additional storage cupboard as well as giving access to all three bedrooms, two of which are good sized doubles. The modern family bathroom completes this floor and is finished with a panelled bath with overhead shower, low level wc and sink with pedestal, matt charcoal towel radiator and wall and floor tiles and spot lights. Externally the property has a block paved drive to the front, allowing plenty of off road parking and access to a detached brick built garage with lighting and power. To the rear you will find a private and enclosed garden.

Other benefits include double glazing throughout, a combi boiler and cavity wall insulation make this property even more appealing.





Total area: approx. 98.6 sq. metres (1060.9 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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

