



nswproperties

GRIMSHAW LANE, ORMSKIRK, L39 1PA

ASKING PRICE: £210,000

Grimshaw Lane, Ormskirk

NSW Properties are pleased to bring to the market for sale this beautifully presented two bedroom, semi-detached, family home situated in a popular position only a short walk into 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.

This attractive accommodation briefly comprises of, a welcoming entrance porch providing access to the internal spacious lounge with laminate flooring and attractive feature fire place as well as bay window allowing in plenty of natural light to fill this room. Proceeding through to the rear is the modern fitted kitchen with a range of wall and base units, sink and drainer, electric oven and gas hob as well as space for further appliances. A convenient under stair store cupboard provides further storage space.

Ascending the stairs in the lounge, to the first floor, the spacious landing gives access to the two bedrooms with the master being a good sized double, as well as the modern family bathroom fitted with low level w.c, hand wash basin, bath and overhead shower. A convenient store cupboard on the landing provides further storage space.

Externally, to the front, the property has a spacious, paved driveway providing ample parking, with side gate with access to the rear. The rear garden benefits from a large, paved patio area as well as a second gravelled patio area and lawned garden with a planted borders and garden shed. Other benefits also include gas central heating and double glazing throughout.





Total area: approx. 63.1 sq. metres (679.3 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		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

A: NSW PROPERTIES LTD | 42 CHURCH STREET ORMSKIRK | L39 3AW

T: 01695 581260

E: INFO@NSWPROPERTIES.CO.UK

W: NSWPROPERTIES.CO.UK

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.

