



nswproperties

FORGE CLOSE, WESTHEAD

ASKING PRICE: £279,950

Forge Close, Westhead

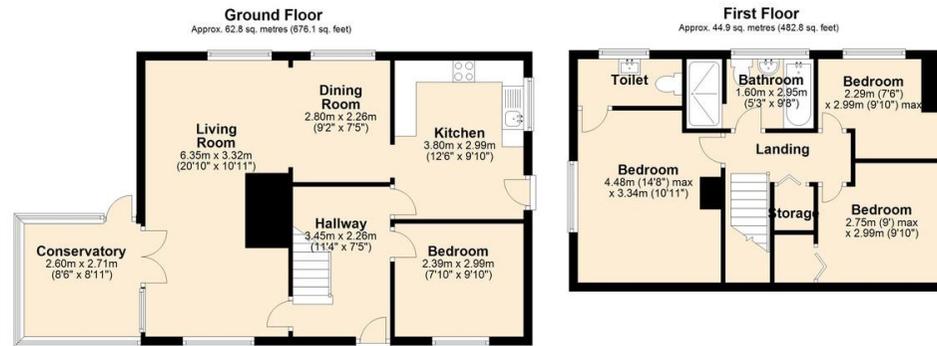
NSW Properties are delighted to present for sale this 3 bedroom detached family home situated on a spacious corner plot within a lovely cul-de-sac position in the popular residential area of Westhead, convenient for the historic market town of Ormskirk and its fantastic array of amenities including schools, shops, bars and restaurants as well as transport links being near to two major motorway links, the M58 and the M6.

The property has been finished to a superb standard throughout and opens in to a spacious entrance hallway from which each room emanates. To the left is a lovely living room which boasts front and rear facing windows allowing an abundance of natural light to flood the room. Leading off the lounge area is a beautiful conservatory which give views and access out onto the garden. Proceeding round from the lounge into the dining area, this room has an attractive open plan feel and provides an ideal space for formal dining with it being open to the spacious kitchen which is complete with a range of fitted wall and base units in cream with contrasting marble effect laminate worktops and laminate black/grey floor tiles. A double bedroom completes the ground floor and could equally be utilised as an office space or children's play room.

Ascending the stairs in the hallway, viewers will meet the first floor landing area with convenient storage cupboard and three bedrooms all giving open views across the surrounding countryside. The master bedroom has the benefits of an en-suite w.c and one boasts fitted storage. The family bathroom is of a great size and claims a large walk in shower, hand wash basin low level w.c and separate bath. Externally there is a beautiful paved driveway giving off road parking for 2/3 cars and path to the front door with a well maintained lawned area to the front as well as a detached garage for further secure parking or storage. To the rear and side there are private and enclosed gardens with a patio area and mature shrub borders making it a perfect space for hosting summer BBQs.

Further benefits of this lovely home include gas central heating and double-glazing throughout.





Total area: approx. 107.7 sq. metres (1159.0 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		104
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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