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HOLBORN HILL, ORMSKIRK

ASKING PRICE: £285,000

Holborn Hill, Ormskirk

NSW Properties are pleased to bring to the market for sale this delightful, extended 3 bedroom semi-detached property situated in a popular residential area a short walk away from Ormskirk Town Centre and offering easy access to local primary and secondary schools as well as excellent transport links to surrounding towns via rail and road.

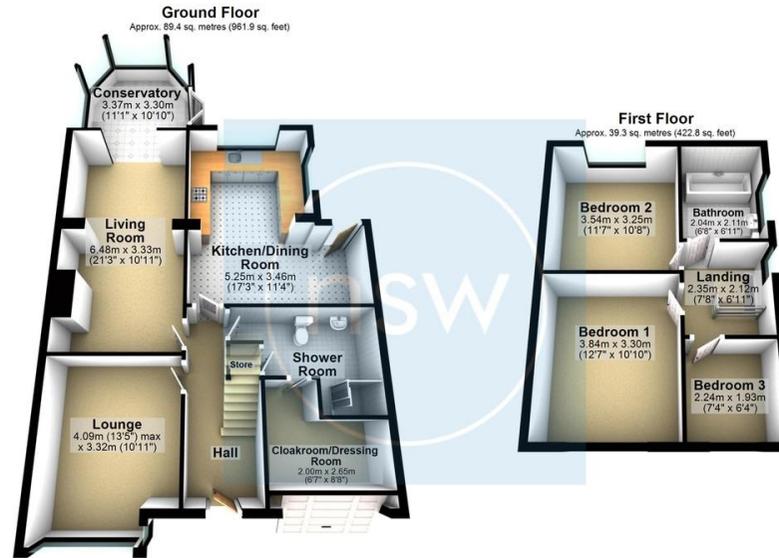
Upon entrance the property you will be greeted by a welcoming entrance hallway with Kardean flooring and stairs to the first floor. To the left hand side of the hallway is the front lounge with high gloss tiled flooring and a large bay window giving front aspects and allowing plenty of light into this room. Off the hallway is another large reception room which flows right through into to the conservatory at the rear which give views and access out onto the rear garden. Continuing through off the rear of the hallway is a spacious kitchen/dining room complete with tiled flooring, spotlights and a range of wall and base units including Belfast sink, double electric oven and hob, dishwasher, washing machine and tumble dryer. Access can also be gained out onto the rear garden.

To the right hand side of the hallway is a spacious shower room again with Kardean flooring and complete with low level w.c hand wash basin and shower cubicle. This also leads through into a dressing room/cloakroom.

Ascending the stairs to the first floor of the property the spacious landing give access to three bedrooms, two of which are good sized doubles and a family bathroom with bath, hand wash basin and w.c. Externally there are well maintained gardens to both the front and rear which a both private, and not overlooked. The rear having an Indian stone patio area as well as being laid to lawn with planted borders. To the front the of the property is a block paved driveway providing ample off road parking spaces and well maintained part mature shrubbery area amongst golden stones.

Other benefits include gas central heating and double glazing throughout with 3 triple glazing units in the front of the property as well as benefitting from an insulating "K" rendered exterior upper floor frontage.





Total area: approx. 128.6 sq. metres (1384.6 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		74
(55-68) D	62	
(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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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.

