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SOUTHPORT ROAD, ORMSKIRK

ASKING PRICE: £410,000

Southport Road, Ormskirk

NSW Properties are excited to present for sale this four bedroom Victorian semi-detached home resting in a prominent position nestled within easy reach of the historic market town of Ormskirk and its host of amenities, including coffee shops, restaurants, boutique clothing outlets and access to local transport networks. The property is also useful for the commuter being within walking distance of the railway station and close to motorway links.

This extraordinary residence retains many original features and has been skilfully extended to the rear to afford a flowing floor plan that sets the standard for family living with a truly fantastic arrangement of space which is just perfect for today's modern living requirements.

On entering the property for the first time you are greeted by the impressive reception hallway, which flows through to the homes main living spaces. The stunning light filled lounge with its sweeping bay window sits to the front of the property and features an attractive feature fireplace. An additional reception room can provide further living space and could easily be utilised as a teenager's room or playroom. The dining room provides first class entertaining space and allows access through double doors out onto the rear garden as well through to the kitchen via an internal hallway. The attractive spacious kitchen is a perfect family space with a stunning range of quality fitted units with solid wooden worktops, single Belfast sink, and grey tiled splashback and flooring. A convenient utility room with wet room and separate w.c completes the ground floor spaces and also benefits from access out onto the rear garden.

Ascending the stairs to the spacious first floor landing access can be gained to three double and a single bedroom which keep in line with the property's wonderfully expansive aspect, all with windows allowing the rooms a bright and airy impression. The master bedroom has the benefit of an en-suite shower room as well as plenty of fitted wardrobes. The newly fitted, main family bathroom completes this floor and is finished with free standing bath, w.c and hand wash basin.

Externally the property has an extensive, block paved driveway to the front giving ample off road parking whilst to the rear there is a large, patio paved area and a substantial laid to lawn garden to the rear which is not overlooked and surrounded by mature trees and shrubbery.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	53	
(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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