



15 Weaver Avenue, Ormskirk, Merseyside L40 4LE

£975 PCM

Berkeley Shaw are pleased to offer an incredibly rare opportunity "TO LET" an extended semi-detached family home in one of West-Lancashire's hottest locations with an amazing plot that enjoys lovely open aspects extending to approximately 2.25 acres including stables and a garage. Tucked away in the corner of a quiet residential street within the catchment of excellent schools and walking distance of the vibrant town centre you would have no idea what lies to the rear of this property. Briefly comprising of an entrance hall, living room/ morning room, dining room, kitchen. The first floor has three bedrooms and a modern family bathroom, shower room and separate w.c. The exterior has gardens to front with access to off-road parking. The rear garden has laid lawn and established borders, single garage, allotment area, two stables and paddock

please note stair lift will be removed and carpets will be replaced prior to tenancy start



Front Exterior

Driveway and mature borders

Hallway

UPVC Double glazed windows and composite door, radiator, staircase to first floor, understairs storage cupboard

Lounge

14'10" x 11'6" (4.53 x 3.51)

Double glazed window, Fireplace, sliding door to dining room

Dining Room

11'6" x 10'1" (3.51 x 3.08)

Radiator, carpet, open to Family Room and access to kitchen

Family Room

17'5" x 10'11" (5.31 x 3.34)

UPVC double glazed patio door, radiators, carpet

Kitchen

14'9" x 10'1" (4.52 x 3.08)

UPVC double glazed windows and rear exterior door, range of fitted base and wall units with single drainer sink with mixer taps, plumbing for washing machine, oven and hob.

Landing

Carpet, Storage cupboard housing boiler

Bedroom 1

14'10" x 11'6" (4.53 x 3.51)

Double glazed window, radiator and carpet

Bedroom 2

11'6" x 11'5" (3.51 x 3.50)

UPVC double glazed window, radiator and carpet

Bedroom 3

10'4" x 7'1" (3.15 x 2.17)

Double glazed window, radiator, carpet built in cupboard

Bathroom

8'9" x 3'3" (2.68 x 1.00)

Two double glazed windows, bath, sink, tiled

Separate W.C.

UPVC Double glazed window, part tiled walls, low level W.C.

Shower

PVC double glazed window, tiled shower cubical with shower, sink unit, cabinet

Detached Garage

Single garage with up and over door

Rear Exterior

Laid lawn and mature planted gardens, allotment planting area and paddock, two stables

