



4 Wheelwrights Wharf, Ormskirk, Merseyside L40 8LG

£300,000

NO CHAIN. Karen Parks @ Berkeley Shaw is pleased to offer for sale this detached family home. The property was previously 4 bedrooms however the current owners have reconfigured to 3 bedrooms to include a master with en-suite and dressing room, the property is in need of some upgrading. The accommodation comprises: open plan lounge/dining room/kitchen and wc to the ground floor and three bedrooms (master with en-suite and dressing room) and family bathroom to the first. Outside drive with parking a garage and gardens to the front and rear, the rear being south facing. Situated close to Scarisbrick Marina, Scarisbrick Hall School and a few miles from Ormskirk Town centre however close to the canal and country walks.



Ground Floor

Hall

14'7 x 6'11 (4.45m x 2.11m)

Spindled stairs to first floor, open understairs storage, cloaks cupboard,

Lounge

16'5 x 13'1 (5.00m x 3.99m)

Patio doors to rear garden, glaze window to side and rear, open fire with hearth, wood effect flooring, radiator, open to:

Kitchen/Diner

19'8 x 9'2 (5.99m x 2.79m)

Door to outside and two glazed windows, range of high and low level fitted units, post formed worksurfaces, 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, built in oven, 4 ring gas hob with extractor over, plumbed for washing machine, plumbed for dishwasher, wall hung worcester boiler.

WC

Glazed window, pedestal wash basin, low level wc, radiator.

First Floor

Master Bedroom

13'5 x 12'6 (4.09m x 3.81m)

Glazed window, radiator.

Dressing Room

8'11 x 5'11 (2.72m x 1.80m)

Glazed obscure window, hanging rails and shelving, radiator,

En-suite

Glazed window, walk in shower cubicle, pedestal wash basin, low level wc, radiator.

Bedroom 2

13'5 x 8'11 (4.09m x 2.72m)

Glazed window, radiator.

Bedroom 3

18'1 x 9'2 (5.51m x 2.79m)

Glazed window to front and rear, radiator,

Bathroom

9'6 x 6'11 (2.90m x 2.11m)

Glazed window, white suite comprising: panelled bath with telephone tap and shower, pedestal wash basin, low level wc, part tiled walls, tiled floor, radiator,

Outside

Garage

Up and over door, electricity and lighting laid on, personal door to rear.

Front Garden

Drive with parking, laid to lawn

Rear Garden

South facing, laid to lawn, borders with shrubs and bushes, door to garage,

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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