

Wainwright
&
Edwards

FOR SALE
01772 814863



£125,000

12 Sephton Drive, Ormskirk, L39 1PW

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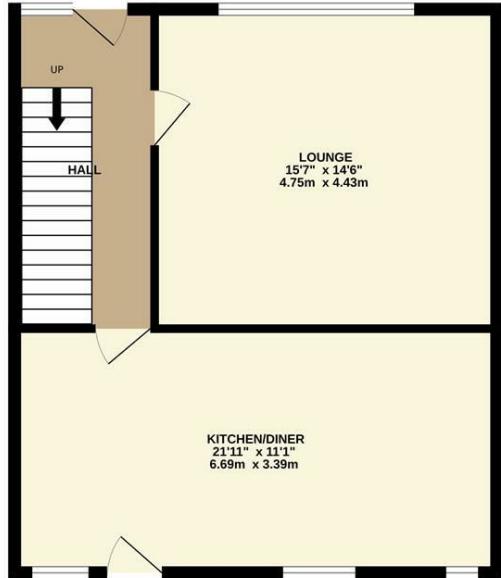
PROPERTY SUMMARY

An excellent opportunity to purchase a good sized mid terrace house in need of full modernisation. The spacious accommodation comprises reception hall, lounge and open plan dining kitchen. To the first floor there are three good size bedrooms, shower room and separate wc. The property benefits from double glazing, gas central heating, off street parking to the front and private enclosed rear garden. No Chain.

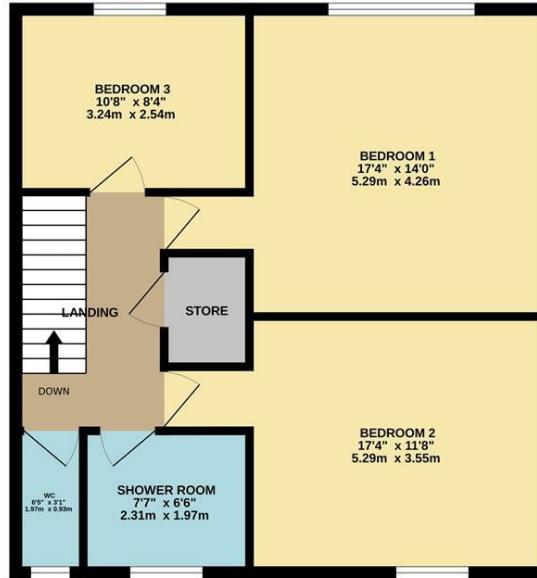




GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



THREE BEDROOM TERRACE HOUSE

TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	82
(69-80)	C	70
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**Wainwright
&
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