



nswproperties

SCARISBRICK HOUSE DERBY STREET, ORMSKIRK

ASKING PRICE: £264,950

Scarbrick House Derby Street, Ormskirk, L39

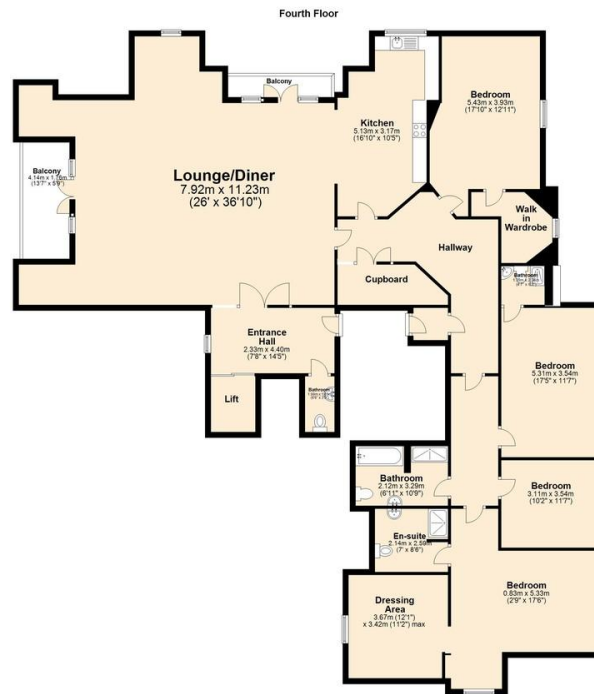
NSW Properties are excited to present for sale, this delightful, four bedroom penthouse apartment located in the heart of Ormskirk. The property is situated within easy walking distance of the Town Centre with its selection of wine bars, restaurants and good quality schools. For commuters, the location is a dream, with Ormskirk train station just a stone's throw away as well as the M58 motorway giving ease of access to major commercial centres such as Liverpool or Manchester.

Upon entry to the building the main communal hallway give access to the stairs up to the fourth floor apartment, as well as a private lift with key access which arrives into the apartments entrance hallway which has a convenient W.C. just off. Proceeding through into the open plan, main living area there is an abundance of space with a fantastic lounge/diner and fully fitted kitchen with integrated oven, hob and extractor hood, fridge/freezer, dishwasher and washing machine. Two balconies give beautiful views across Ormskirk and provide outside seating and dining space.

An inner hallway provides access to the four bedrooms with two boasting en-suite shower rooms as well as fitted storage and walk in wardrobe space. The main family bathroom completes the floor plan and is finished with bath, toilet, hand wash basin and separate shower.

Other benefits include parking spaces, an abundance of visitor parking as well as video phone entry system.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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.

