

### 3 bed terraced house to buy in

Ormskirk Road, Upholland, Skelmersdale,  
Lancashire, WN8 0AR

**£90,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding, Terms & Conditions Apply
- ✓ Three Bedrooms
- ✓ Front and rear gardens
- ✓ Double garage
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson Auction are pleased to present this end terrace property for sale in Upholland. This property is perfect for investors or first-time buyers and offers plenty of opportunity to modernise to make the perfect family home.

Upon entering, you are greeted with the entrance hall with the main living area to the left, kitchen straight on and the stairs to the first floor to your right. The living room offers plenty of natural light with dual aspect windows to the front and rear garden and has a gas fire with mantle.

The kitchen is fitted with a range of wall and base units and has space for a freestanding oven and hob, side window and door to the rear garden. To the first floor you will find three bedrooms, two double and one single, a family bathroom with shower and sink and a separate toilet.

The property is accessed via a paved front garden which is gated, and a side gate offers access to the rear garden and double garage.

Set in a popular residential location, shops, doctors, restaurants, and transport links are just a short journey away.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## **Bathroom**

1.80m x 1.70m (5'10" x 5'6")

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## **WC**

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## **Bedroom 3**

2.60m x 2.50m (8'6" x 8'2")

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## **Bedroom 2**

2.80m x 2.70m (9'2" x 8'10")

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## **Bedroom 1**

3.60m x 2.50m (11'9" x 8'2")

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## **Garage**

6.40m x 5.20m (20'11" x 17'0")

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## **Kitchen**

3.45m x 2.80m (11'3" x 9'2")

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## **Lounge**

5.48m x 3.30m (17'11" x 10'9")

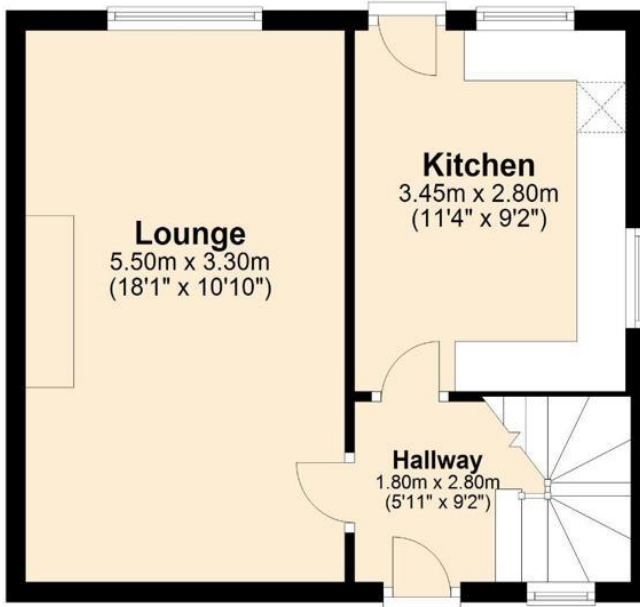
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## **Entrance Hallway**

2.80m x 1.80m (9'2" x 5'10")

## Ground Floor

Approx. 33.7 sq. metres (362.5 sq. feet)




## First Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



Total area: approx. 69.8 sq. metres (751.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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