



**Ian Anthony**  
The Estate Agents

# WELLFIELD LANE, ORMSKIRK, LANCASHIRE

Offers Over £750,000

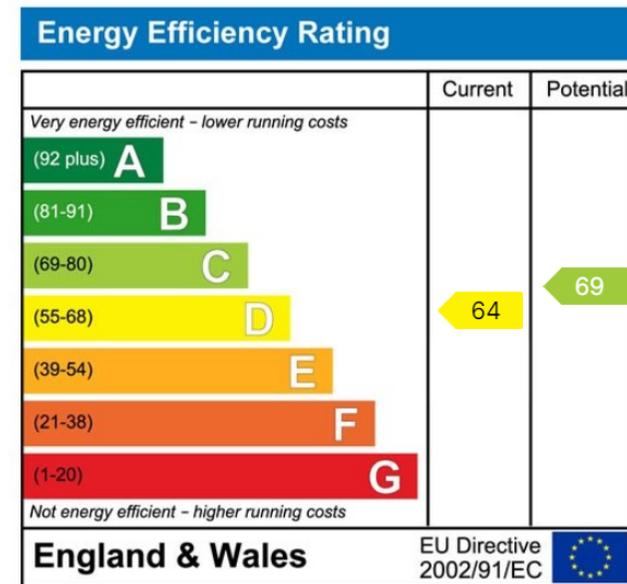
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- DETACHED FAMILY HOME
- SET IN 0.81 ACRES OF GARDENS
- OPEN PLAN KITCHEN/ LIVING DINING ROOM
- 2 x CONSERVATORY & SUN LOUNGE
- DINING ROOM
- UTILITY & LAUNDRY ROOM
- 5 BEDS & 2 BATH
- GATED RESIDENCE
- DOUBLE GARAGE
- OFF ROAD PARKING



**FANTASTIC GARDEN PLOT** An opportunity to purchase a superb extended detached family home enjoying the most delightful position and set 0.81 acres o.t.a and located in the popular sought after residential area just off Wellfield Lane in the village of Westhead. This well proportioned family property comprises of an open plan kitchen/dining/ living room, sun lounge, dining room and conservatory, the ground floor is complete with a utility room, cloakroom and laundry room. To the first floor there is a master bedroom with ensuite, four further double bedrooms and a family bathroom. This property may offer huge scope to re-configure the internal layout (subject gaining any necessary planning permissions or consents). Outside there is an attached double garage, mature front, side and rear gardens very private and well maintained. Viewing is highly recommended to appreciate the accommodation as a whole.



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.