



Cirrus Drive, Ormskirk, L39

£425,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 5

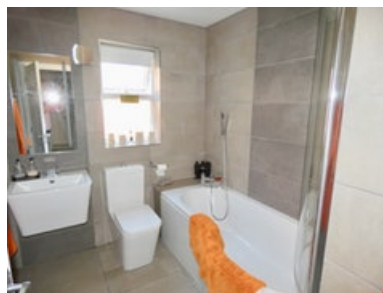
Situated on the outskirts of the historic market town of Ormskirk on a much sought after residential development is this fantastic impressive extended five bedroom detached family home. Aughton is highly regarded as one of the areas most desirable and sought after locations with similar high q

Key features:

- 5 Bedroom
- Family Home
- Detached
- Modern Kitchen
- Private Garden
- Garage

Extra info:

- **Property Age:** 20 years
- **Council Tax:** Band F (£2509.46 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Garage



Situated on the outskirts of the historic market town of Ormskirk on a much sought after residential development is this fantastic impressive extended five bedroom detached family home.

Aughton is highly regarded as one of the areas most desirable and sought after locations with similar high quality homes and is close to some of the finest schools and local amenities .A short drive will give access to motorway and rail links making most regional cities easily accessible.


The beautiful accommodation on offer is an absolute credit to its owners who have evidently invested much time love and thought into creating this family home. Briefly comprising entrance hall, cloaks/WC , study, reception room , formal lounge and then a great living space and family room 8m x 5.8 m which incorporates the stunning kitchen , dining area and lounge with a utility off. Bi folding doors off the large family room lead onto the rear garden. To the upper floor there are five bedrooms two with ensuite and a family bathroom. To the front is the driveway to the garage and space for off road parking , To the rear the garden has artificial lawn together with a lovely walled patio area which is a true sun trap.

Viewing of this lovely extended home is very highly recommended.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate 

9, Cirrus Drive, Aughton, ORMSKIRK, L39 3RJ

Dwelling type: Detached house	Reference number: 0328-0999-6290-4928-5984
Date of assessment: 02 October 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 October 2018	Total floor area: 193 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,894
Over 3 years you could save	£ 330

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 306 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; text-align: center; width: 50px; margin: 0 auto;"> You could save £ 330 over 3 years </div>
Heating	£ 3,150 over 3 years	£ 2,901 over 3 years	
Hot Water	£ 438 over 3 years	£ 357 over 3 years	
Totals	£ 3,894	£ 3,564	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

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

Current	Potential
70	78

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

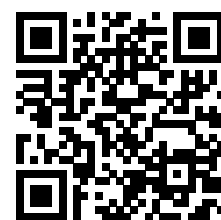
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 330
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 876

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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