



Holmeswood Road, Ormskirk, L40

£315,000

None

Tenure: Freehold, **Bedrooms:** 4

Housesimple are pleased to present to the market this lovely spacious four bedroom family home located in the village of Rufford near Ormskirk in Lancashire. The property has been extended and modernised throughout yet retains many original features. Access to the property leads to a good size

Key features:

- Rural location
- Four bedrooms
- Extended and Modernised
- Sought After Area

Extra info:

- **Property Age:** 83 years
- **Council Tax:** Band C (£1578.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



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Access to the property leads to a good sized entrance hall. There is a doorway leading to the front lounge which has a feature bay window and decorative stone fireplace. From the entrance there are two further doors. One leading to a modern family kitchen/diner with stone work tops and modern appliances. The second door leads to a spacious living room and dining area with velux skylights. From the dining area there are double doors leading back to the kitchen area and a further door leading to an office/study and separate WC. To the rear of the dining area there are french doors leading out to an all weather garden terrace with slate roof.

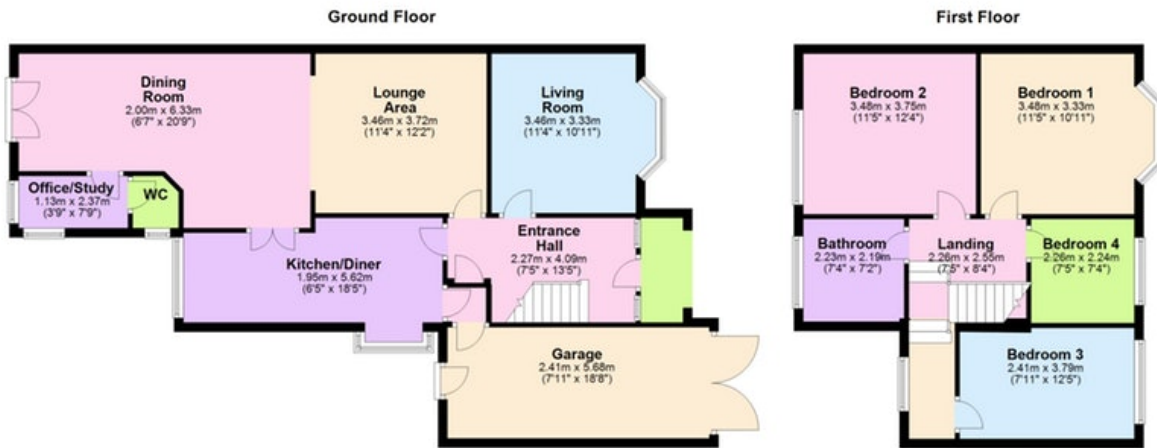
To the first floor there are four good sized bedrooms of which three are double sized. There is also a large modern family bathroom with separate shower.

To the front of the property is parking for several cars and access to an Integral garage. To the rear of the property is a good size landscaped garden with mature shrubs. The garden is not overlooked.


This property occupies a semi rural location yet is within close locality to schools and amenities and within a short distance to the main road network. The popular market town of Ormskirk is nearby.

Early viewing is recommended to fully appreciate all the features this family home has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate 

The Grange, Holmeswood Road, Rufford, ORMSKIRK, L40 1TG

Dwelling type: Semi-detached house **Reference number:** 2308-9007-7264-3455-3900
Date of assessment: 20 April 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 20 April 2015 **Total floor area:** 126 m²

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:	£ 3,021
Over 3 years you could save	£ 339

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 255 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border: 1px solid white;"> You could save £ 339 over 3 years </div>
Heating	£ 2,394 over 3 years	£ 2,205 over 3 years	
Hot Water	£ 372 over 3 years	£ 222 over 3 years	
Totals	£ 3,021	£ 2,682	

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

	Current	Potential	
Very energy efficient - lower running costs	67	78	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			G

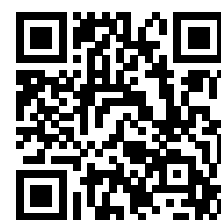
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 237
2 Solar water heating	£4,000 - £6,000	£ 105
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 759

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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