



Calder Avenue, Ormskirk

Guide Price £325,000

45 Calder Avenue

Ormskirk

Extended three-bedroom semi-detached home with modern kitchen, en-suite, utility, garden, and off-road parking. Move-in ready, near town centre and schools. Early viewing recommended.

Council Tax band: B

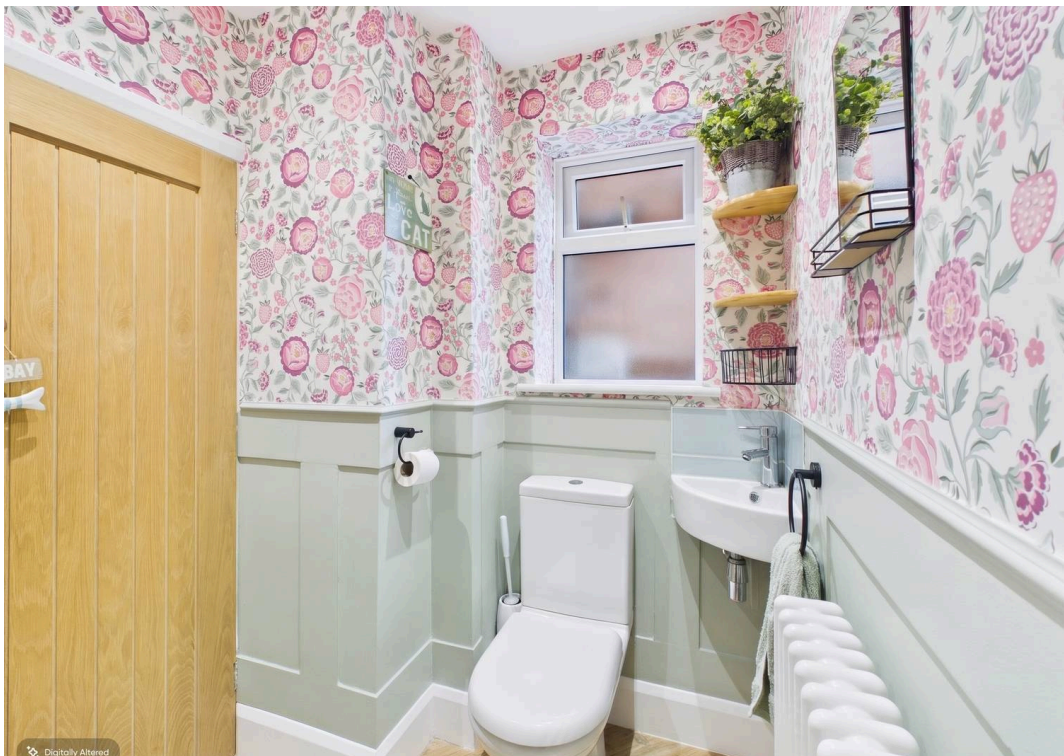
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

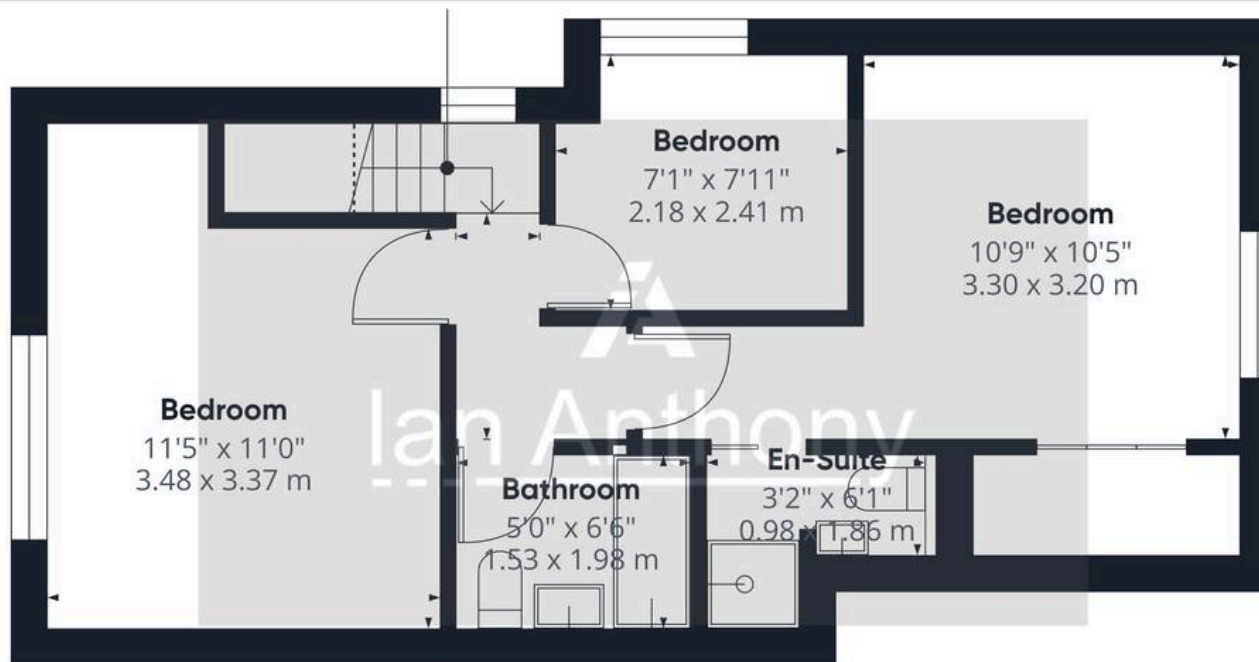
- Beautifully extended three-bedroom semi-detached home
- Renovated to a high standard by the current owners
- Impressive open-plan kitchen/family/dining room
- Stylish grey Shaker kitchen with quartz worktops
- Separate utility room and downstairs WC
- Principal bedroom with en-suite
- Driveway providing off-road parking
- Enclosed rear garden with two patio areas







Ground Floor



Floor 1

Approximate total area⁽¹⁾

912 ft²

84.6 m²

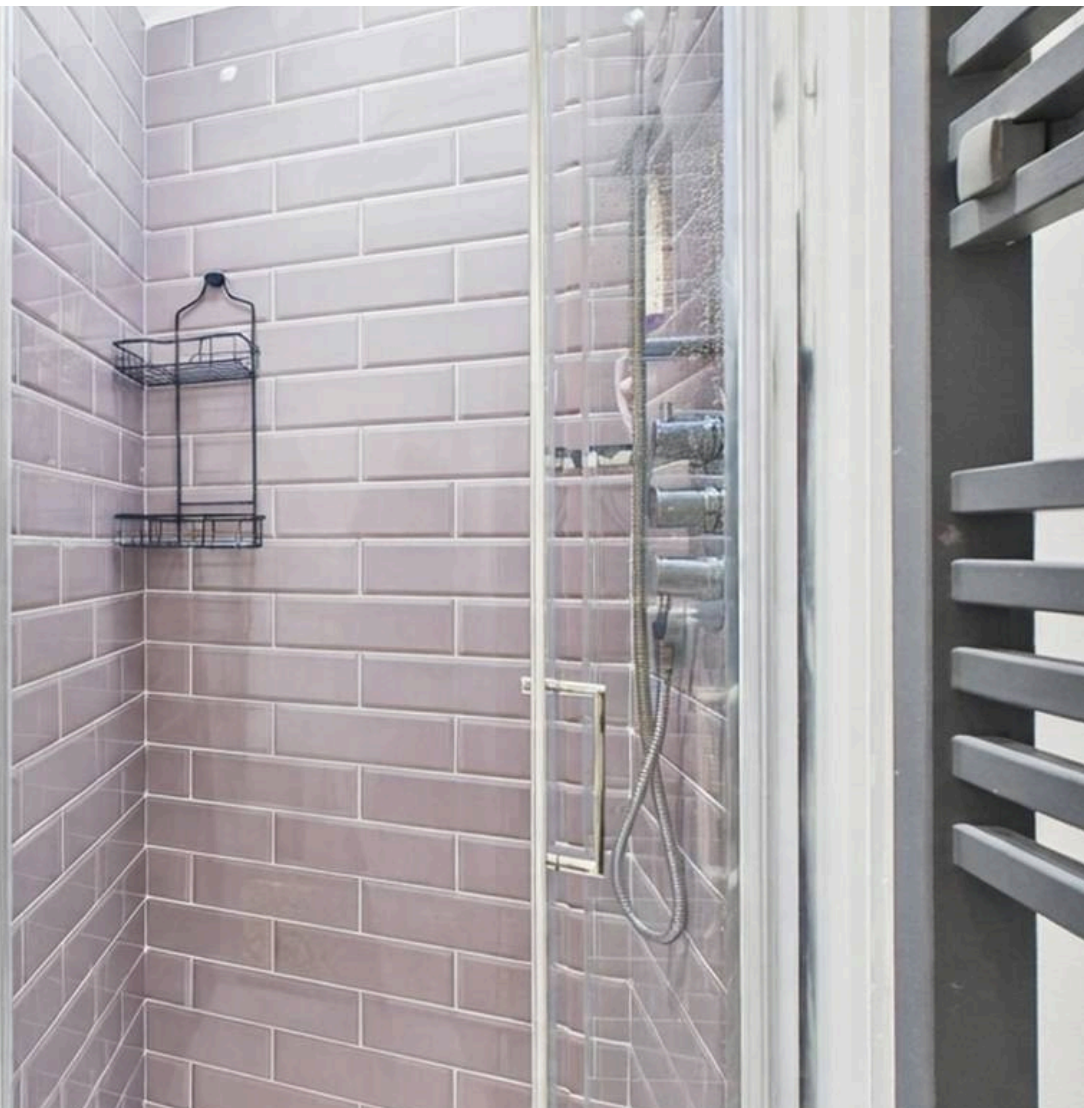
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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