



BW
BRIGHOUSE
WOLFF

1 Yew Tree Road, Ormskirk, Lancashire L39 1NS

£350,000





1 Yew Tree Road, Ormskirk, Lancashire L39 1NS

A very well proportioned and extended three bedroom traditional semi-detached family home set in a much sought after location.

Situated upon the tree lined and ever popular Yew Tree Road, Ormskirk, the property is ideally situated within close proximity of Ormskirk Railway and bus stations which are located within walking distance and provide direct access into Liverpool City Centre. Ormskirk town centre with its wide variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital, Primary and high schools.

The A59 and M58 both of which provide excellent transport links are located within a short drive. as are Edge Hill University, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities.

The accommodation which provides a flexible layout briefly comprises; Entrance hallway, dining room, lounge, modern extended kitchen, study/office and large garden room to the ground floor. To the first floor are three well proportioned bedrooms and modern family bathroom suite, whilst to the exterior are extensive private gardens - the rear facing in a sunny South Westerly direction - drive and double garage parking.

The property further benefits from the addition of central heating, double glazing and timber internal doors throughout.

As we envisage high levels of interest and demand from the outset, please contact us today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

The front door leads into an impressively sized hallway. Stairs lead to the first floor, ceiling lighting, timber access doors to all ground floor accommodation.

DINING ROOM

12'0" x 11'11" plus bay (3.67 x 3.65 plus bay)

A bay fronted room to the front elevation of the property with coved ceiling, picture rail, radiator panel & ceiling lighting.

LOUNGE

15'3" max x 14'11" (4.67 max x 4.55)

Principal reception room with feature inset fire place with solid fuel stove fire, picture rail, coved ceiling, ceiling lighting, double glazed double doors lead into the garden room.

GARDEN ROOM

17'2" x 10'6" (5.25 x 3.22)

Large additional room to the rear of the property overlooking the rear gardens. Windows and double doors, access door leading to the kitchen, radiator panel, inset spotlighting throughout.

FITTED KITCHEN

18'10" x 8'0" (5.75 x 2.44)

Large extended kitchen set at the rear of the property with a comprehensive range of wall and base units together with contrasting work surfaces, breakfast bar, splash backs and flooring. Integrated hob, oven, sink and drainer unit, plumbing for washing machine, recessed spotlights and radiator panel. Cupboard containing gas central heating boiler. Doors providing access into the garden room & study.

STUDY

12'0" x 7'11" max (3.66 x 2.42 max)

Window to the side elevation, radiator panel, coved ceiling, ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the landing area which provides access to all first floor accommodation. Timber doors provide access to all rooms.

BEDROOM 1

12'0" x 11'11" (3.67 x 3.65)

Window to the front elevation, radiator panel & ceiling light point. Fitted with a modern range of wardrobes, bedroom furniture & over bed storage.

BEDROOM 2

12'0" x 11'10" (3.67 x 3.63)

Window to the rear elevation, radiator panel & ceiling light point.

BEDROOM 3

11'11" into wardrobes x 10'0" (3.65 into wardrobes x 3.05)

Window to the rear elevation, fitted wardrobes, radiator panel & ceiling light point.

BATHROOM SUITE

9'2" plus alcove x 8'9" (2.80 plus alcove x 2.68)

Fitted with a modern white suite comprising; panelled bath with overhead mixer shower and bath/shower mixer, low level wc & vanity wash basin with fitted cupboards, mirror & storage. Heated towel rail, frosted window and radiator panel.

EXTERIOR

DRIVE & GARAGE

A long block paved driveway provides off road parking for numerous vehicles and leads to a detached double garage/workshop which is situated to the far rear. The garage enjoys a double up and over door, power, storage above and further door and windows to the side aspect.

GARDENS

FRONT

The front garden area is mainly laid to lawn, wall and hedge enclosed with block paved paths.

REAR

The rear gardens are particularly impressive, face in a sunny south-westerly direction and provide excellent outdoor living space. The garden area is mainly laid to lawn with ornamental flower, shrub and tree borders and patio/seating areas directly behind the garden room and at the far rear. Adjacent to the garage and beyond the main garden is a hidden patio which is flagged for low maintenance and houses a greenhouse and log store

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

As per West Lancs BC website 2023/24

Band: D

Charge: £2133.35

VIEWING BY APPOINTMENT



Important Information

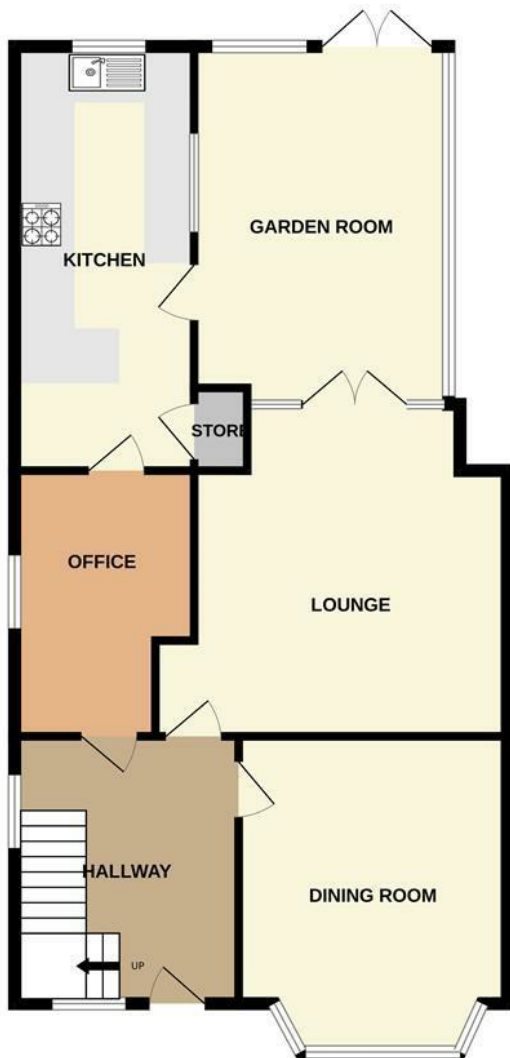
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR
929 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



