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BRIGHOUSE  
WOLFF

14 Rosecroft Close, Ormskirk, L39 1QN  
£285,000









14 Rosecroft Close, Ormskirk, L39 1QN

REDUCED!!! An extended 3 bedroom detached family home set in a quiet cul-de-sac location, of which viewing is essential to appreciate the size and flexibility of accommodation on offer.

The property is located upon Rosecroft Close in Ormskirk and therefore enjoys a very desirable central location whilst being situated close to a variety of local amenities. The property is within a short drive or brisk walk of Ormskirk railway and bus stations both of which provide direct easy access into Liverpool City Centre and beyond.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, as is the superb Coronation Park & swimming pool/leisure centre. Access to the Motorway Network (M58) is accessed at nearby Bickerstaffe, whilst Ormskirk town centre with its Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated within walking distance.

The accommodation which is well presented throughout briefly comprises; Entrance hallway, lounge & open plan sitting room, conservatory, modern fitted kitchen, dining room, utility room and wc to the ground floor. To the first floor are three bedrooms & modern family shower suite, whilst to the exterior are private enclosed gardens to the front and rear - the rear with fields directly beyond - along with driveway & detached double garage.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

The front entrance door provides access into all accommodation. Stairs lead to the first floor, laminate flooring, radiator panel, ceiling lighting.

#### LOUNGE

13'4" x 11'1" (4.07 x 3.40)

Double glazed window to the front elevation, timber flooring, tv point, radiator panel, Open plan through to the sitting room area.

#### SITTING ROOM

10'9" x 8'9" (3.29 x 2.67)

Double glazed double doors and windows lead into the conservatory, timber flooring, tv point, radiator panel and ceiling lighting.

#### CONSERVATORY

9'10" x 9'8" (3.01 x 2.97)

Double glazed windows and double doors leading into the rear gardens.

#### FITTED KITCHEN

10'8" x 8'5" (3.27 x 2.57)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, wall tiles and flooring. Ceramic hob, integral oven, stainless steel sink and drainer unit, recessed spot lighting, double glazed window, open plan through to the dining room.

#### DINING ROOM

10'7" x 9'3" (3.23 x 2.83)

With double glazed double doors to the rear elevation, recessed spotlighting, coved ceiling, door providing access to the utility room.

## UTILITY ROOM

9'10" x 9'3" maz (3.00 x 2.83 maz)

Upvc double glazed window, a range of built in cupboards and storage units, plumbing for washing machine, ceiling lighting.

## GROUND FLOOR WC

A modern two piece suite comprising; low level wc vanity wash basin with cupboard below, tiled walls and flooring, ceiling light point.

## FIRST FLOOR

### STAIRS & LANDING

Stairs lead to a landing area which in turn provides access to all of the first floor accommodation.

### BEDROOM 1

13'4" x 10'9" max (4.07 x 3.30 max)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

### BEDROOM 2

10'5" x 9'8" (3.18 x 2.95)

Double glazed window to the rear with views over the adjacent park, radiator panel & ceiling lighting.

### BEDROOM 3

8'7" x 6'7" (2.62 x 2.03)

Double glazed window to the front elevation, built in wardrobe/stoare radiator panel & ceiling lighting.

## SHOWER SUITE

7'11" x 6'11" (2.42 x 2.12)

Fitted with a modern three piece family shower suite comprising; a large walk in shower enclosure with overhead shower and shower screens, low level wc, vanity wash basin and cupboard below, feature radiator/towel rail, recessed ceiling lighting, double glazed frosted window, tiled walls and floor.

## EXTERIOR

## DRIVE & GARAGE

The property is situated at the head of a cul-de-sac with a driveway leading to a brick built double detached garage with roller shutter door and storage above the parking area.

## GARDENS

Gardens to the front and rear provide excellent outdoor living space. Both gardens are low maintenance and are well stocked with well kept flower, shrub and tree borders and are fence and hedge enclosed. The rear garden faces in a sunny Westerly direction.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

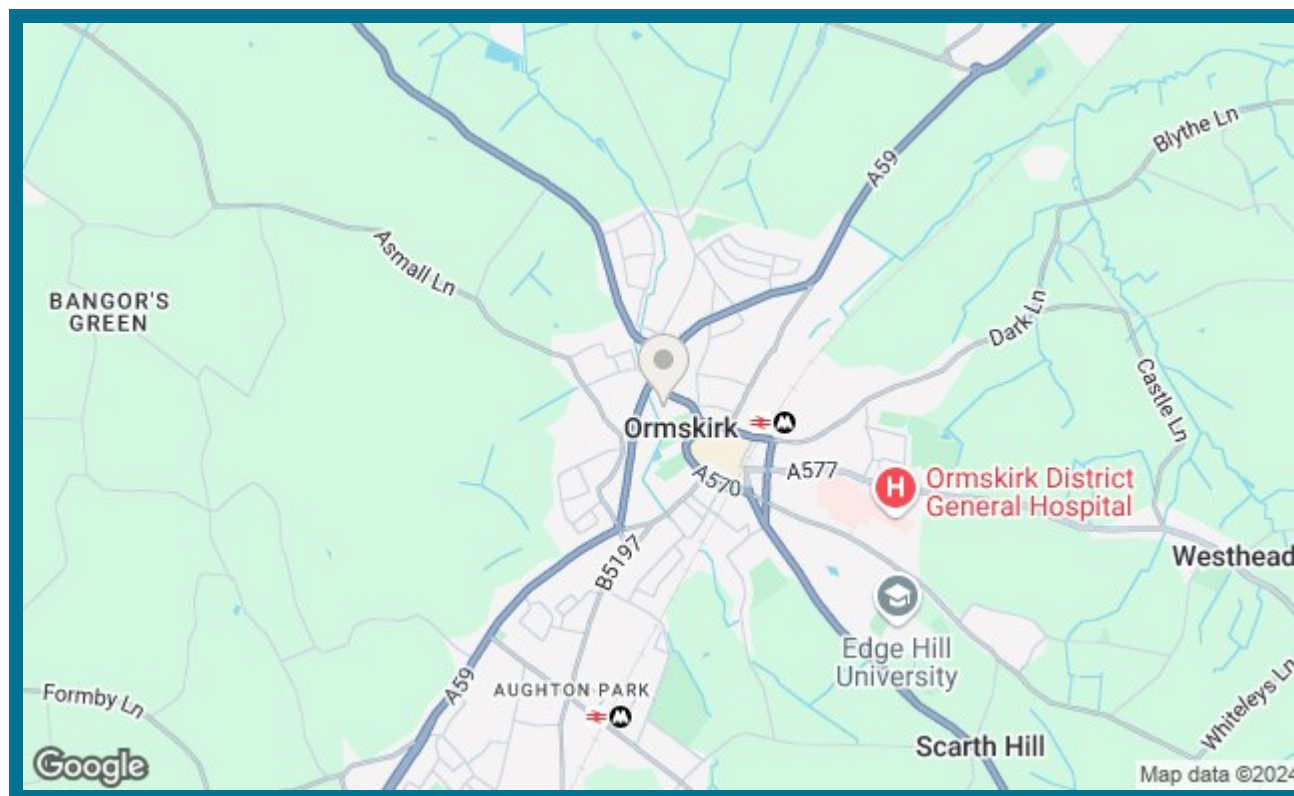
### COUNCIL TAX INFORMATION

Band: D

Charge: £2133.35

2023/24 - As per West Lancs. Council website

## 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.

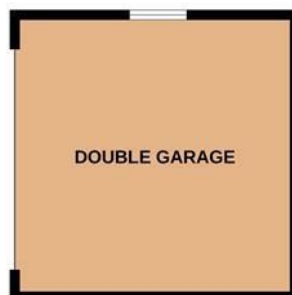
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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  
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.5 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	85
England & Wales		EU Directive 2002/91/EC	

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







