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BRIGHOUSE
WOLFF

9 Ash Close, Ormskirk, Lancashire L39 3PB

£229,950





9 Ash Close, Ormskirk, Lancashire L39 3PB

A 3 bedroom semi-detached true bungalow with no chain delay, which is set in a sought after and quiet cul-de-sac location on a larger than anticipated corner plot.

The property is located upon Ash Close upon the Redgate estate in Ormskirk and therefore enjoys a very desirable location whilst being ideally 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 it's choice of Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated close by.

The accommodation briefly comprises; Entrance hallway, lounge, fitted dining kitchen, three bedrooms & family bathroom suite to the inside, whilst to the exterior are very well proportioned private gardens to the front, side and rear, along with driveway, car port & garage parking.

Further benefits include gas central heating, double glazing and no further chain delay.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entrance door provides principal access into the property with doors leading into the main accommodation. Ceiling light point & storage cupboard.

LOUNGE

18'8" x 12'8" max (5.70 x 3.88 max)

Double glazed window to the front elevation, inset living flame effect fire with marble effect surround, radiator panel, coved ceiling, ceiling lighting, tv point.

FITTED KITCHEN

15'3" x 8'7" max (4.67 x 2.63 max)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and partially tiled elevations. Gas hob, integrated oven, extractor hood, sink and drainer unit, wall mounted gas combination boiler, space for dining table and chairs, radiator panel and ceiling lighting. Two double glazed window units to the front & side and timber and glass door leading into the gardens.

INNER HALL

Provides access from the lounge into the bedrooms and bathroom suite. Storage cupboard, ceiling light point.

BEDROOM 1

4.38 x 2.97 (1.22m.11.58m x 0.61m.29.57m)

Double glazed window to the rear elevation, built in wardrobes, radiator panel & ceiling light point.

BEDROOM 2

12'0" x 8'8" (3.67 x 2.65)

Double glazed window to the rear elevation, radiator panel & ceiling light point.

BEDROOM 3

9'1" x 7'10" (2.79 x 2.40)

Double glazed window to the side elevation, radiator panel & ceiling light point.

BATHROOM SUITE

7'10" x 4'10" (2.40 x 1.48)

Fitted with a three piece bathroom suite comprising; panelled bath, low level wc, vanity wash basin & unit below. Radiator panel, ceiling lighting, double glazed frosted window, partially tiled walls.

EXTERIOR

DRIVEWAY & GARAGE PARKING

A block paved driveway to the front of the property provides off road parking. Beyond the drive is a car port with Perspex roof and timber gates to the front aspect. The driveway then leads into the rear garden areas to a detached garage with up and over door access.

GARDENS FRONT, SIDE & REAR

The property is situated at the head of a quiet cul-de-sac with very generous gardens to the front, side and rear elevations, which provide excellent outdoor living space.

All of the garden areas are mainly laid to lawn with mature well stocked flower, shrub and tree borders and are fence and wall enclosed.

MATERIAL INFORMATION

TENURE

COUNCIL TAX

As per West Lancs. BC Website:

2023/24

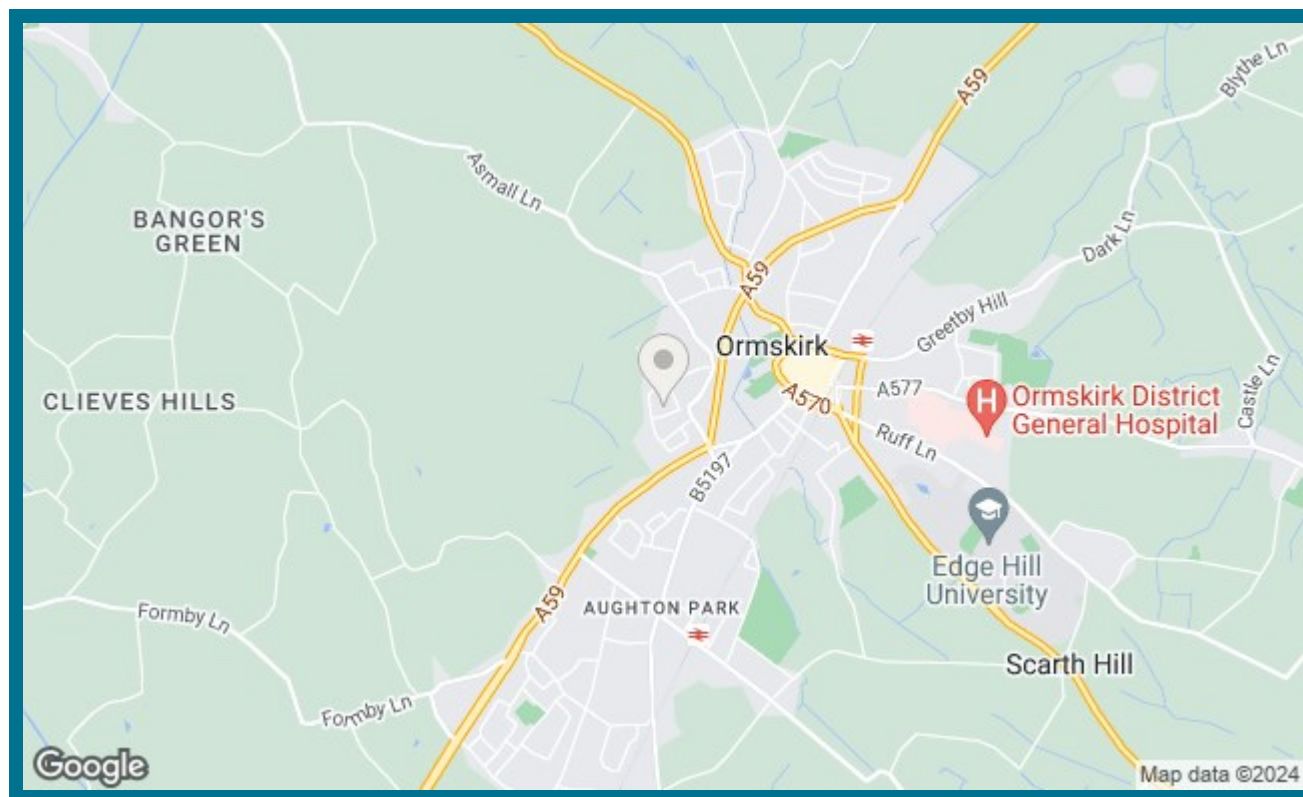
Band: C

Charge: £1896.31

PROBATE

Please be aware Probate is currently ongoing.

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
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			87
		68	
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		



