



BW
BRIGHOUSE
WOLFF

32 Church Fields, Ormskirk, Lancashire L39 3AR

£345,000





32 Church Fields, Ormskirk, Lancashire L39 3AR

REDUCED. A substantial two/three bedroom detached true bungalow set on an impressive 0.25 acre plot (approx.), in a much sought after location on the outskirts of Ormskirk town centre.

The property is situated upon the tree lined and ever popular Church Fields, which sits adjacent to Ormskirk Parish Church close to the centre of historic Ormskirk. It therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities. For commuters the nearby railway and bus stations provide excellent access into Liverpool City Centre and beyond, whilst access to the Motorway Network (M58) is situated within a short drive at Bickerstaffe.

Ormskirk town centre with it's variety of Supermarkets, shops, restaurants and bars, not to mention it's bustling twice weekly markets is also located within walking distance, whilst the award winning Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation which provides a light, flexible and spacious layout throughout briefly comprises; Entrance porch, vestibule, hallway, lounge/diner/potential third bedroom, living room, conservatory, fitted kitchen, utility room, two further bedrooms, family bathroom suite and separate W/C.

To the exterior are superb private enclosed garden areas to front, side & rear extending to approx. 0.25 acres with views over the adjacent Churchfields park & gardens. Off road parking is provided by a large driveway area for numerous vehicles and detached garage.

Further benefits include Gas central heating system, majority double glazed windows and no further chain delay.

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

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Double glazed double doors and windows.

VESTIBULE

Provides the principal access into all accommodation.

HALLWAY

A long sweeping hallway with access doors to numerous rooms and ceiling lighting. Storage/linen cupboards.

LOUNGE/DINER

20'3" x 11'7" max (6.19 x 3.55 max)

Double glazed windows to the side & rear elevations along with double glazed double doors leading into the conservatory. Radiator panel & ceiling lighting.

CONSERVATORY

10'9" x 9'10" (3.30 x 3.00)

Double glazed windows overlook the side garden areas beyond. Double glazed door leads into the garden areas.

SITTING ROOM

16'2" max x 11'10" plus bay (4.93 max x 3.63 plus bay)

Double glazed bay window and secondary window to the side elevation, radiator panel, tv point & ceiling lighting.

BREAKFASTING KITCHEN

12'11" x 11'9" (3.95 x 3.60)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash back tiling and flooring. Stainless steel 1 1/2 bowl sink and drainer unit, cooker point, double glazed window, ceiling lighting, door access to utility room.

UTILITY ROOM

12'10" overall x 4'11" (3.92 overall x 1.52)

With plumbing for washing machine and dryer, ceiling lighting, wall mounted gas combination boiler, rear door access.

BEDROOM 1

12'3" x 11'3" (3.75 x 3.45)

Double glazed windows to the front elevation, a range of fitted wardrobes and bedroom furniture, radiator panel & ceiling lighting.

BEDROOM 2

12'2" x 11'3" (3.71 x 3.45)

Double glazed windows to the front and side elevations, radiator panel & ceiling lighting.

BATHROOM SUITE

8'2" x 6'0" (2.50 x 1.85)

Fitted with a modern white three piece bathroom suite comprising panelled bath, shower cubicle with overhead shower and shower screens & wash basin, tiled walls and floor, ceiling light point & double glazed frosted window.

WC

8'2" x 3'6" (2.50 x 1.09)

Low level wc, wash basin, double glazed frosted window and ceiling light.

EXTERIOR

GARDENS

The property is situated on a substantial plot of approx. 0.25 acres and therefore the private outdoor living space of the property is more than generous.

The garden areas are mainly laid to lawn with well stocked and mature flower, shrub & tree borders throughout. Directly to the rear of the main property is a large flagged patio/seating area.

The gardens are fence, hedge & wall enclosed to the frontage.

DRIVE & GARAGE

A flagged driveway accessed from the front of the property provides parking for several vehicles, whilst a detached brick built garage with up and over doors provides additional parking to the rear of the plot.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX BANDING

Band: D

2023/2024 Charge: £2133.35

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.



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GROUND FLOOR
1279 sq.ft. (118.9 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.9 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			
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	



