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BRIGHOUSE  
WOLFF

89 Cottage Lane, Ormskirk, Lancashire L39 3NF

£340,000







## 89 Cottage Lane, Ormskirk, Lancashire L39 3NF

A deceptively spacious and extended 3 bedroom bungalow, which is set on an impressive corner plot in a much sought after location and with the added benefit of having No Chain Delay!

Situated upon Cottage Lane in Ormskirk, railway and bus stations are located locally and provide direct access into Liverpool city centre. Ormskirk town centre with its wide variety of supermarkets, shops, restaurants and bars along with the bustling twice weekly market is also conveniently situated, as is Edge Hill University, Coronation Park & Ormskirk Hospital. Excellent road links are provided by the nearby A59, whilst access to the motorway network (M58) is provided at nearby Bickerstaffe.

Sitting in a prime position with gardens to the front, side & rear elevations, the main accommodation provides a spacious and flexible layout and briefly comprises; Entrance hallway, lounge, conservatory, modern fitted kitchen, rear porch, sitting/dining room open to garden room, two double bedrooms and modern bathroom to the ground floor. To the first floor is a further large bedroom, whilst to the exterior are generous private enclosed gardens to the front, side and rear, with off road parking provided by a driveway and garage.

Further benefits include gas central heating and double glazing.

Viewing is essential to appreciate the size and flexibility of the accommodation, please contact us today to arrange a convenient time to view.

### ACCOMMODATION

#### GROUND FLOOR

#### HALLWAY

A double glazed door leads into a spacious main hallway, which in turn provides access to all accommodation.

#### LOUNGE

13'4" x 11'5" (4.08 x 3.48)

Situated to the front of the property with inset fire, radiator panel, tv point, ceiling and wall lights and coved ceiling.

#### CONSERVATORY

12'1" x 9'6" (3.70 x 2.90)

Overlooking the front gardens, double glazed windows and double doors, tiled flooring, ceiling light and fan.

#### FITTED KITCHEN

11'3" x 11'0" (3.45 x 3.37)

Situated at the rear of the property and fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and splash backs. Integrated appliances comprise; hob, oven, fridge, freezer unit & extractor hood. Wall mounted central heating boiler situated in matching kitchen cupboard, recessed spotlighting, double glazed windows and rear door.

#### REAR PORCH

Double glazed windows and door leading into the gardens.

#### BEDROOM 1

12'11" x 11'1" (3.95 x 3.40)

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



## BEDROOM 2

11'5" x 10'2" (3.48 x 3.10)

Double glazed window to the side elevation, radiator panel and ceiling lighting.

## SITTING/DINING ROOM

11'3" x 9'9" (3.45 x 2.99)

Stairs lead to the first floor, radiator panel, ceiling lighting, open plan to garden room.

## GARDEN ROOM

13'1" x 8'0" (4.00 x 2.44)

Upvc double doors lead into the gardens, radiator panel & ceiling light point.

## BATHROOM SUITE

8'0" x 7'4" (2.45 x 2.25)

Fitted with a modern, white four piece suite comprising; corner bath, double shower enclosure with overhead shower and glass screens, low level wc, vanity wash basin & unit, tiled walls, double glazed frosted window.

## FIRST FLOOR

### BEDROOM

22'3" x 11'11" (6.80 x 3.65)

With double glazed windows and Velux style skylights, wash basin, radiator panel & a range of built in wardrobes/units. Access to under eaves storage areas, two ceiling light points.

### EXTERIOR

The front garden area is hedge enclosed, private and not visible from the Lane. Mainly laid to lawn with mature flower, shrub & tree borders.

The side gardens are fence enclosed and mainly laid to lawn, whilst the rear garden area has a large patio/seating area adjacent to the rear of the property, brick built storage sheds, a further timber built shed and greenhouse

## PARKING

Parking is provided by a driveway located to the immediate rear of the property and accessed via Cottage Gardens, whilst a brick built garage provides additional parking and further storage.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

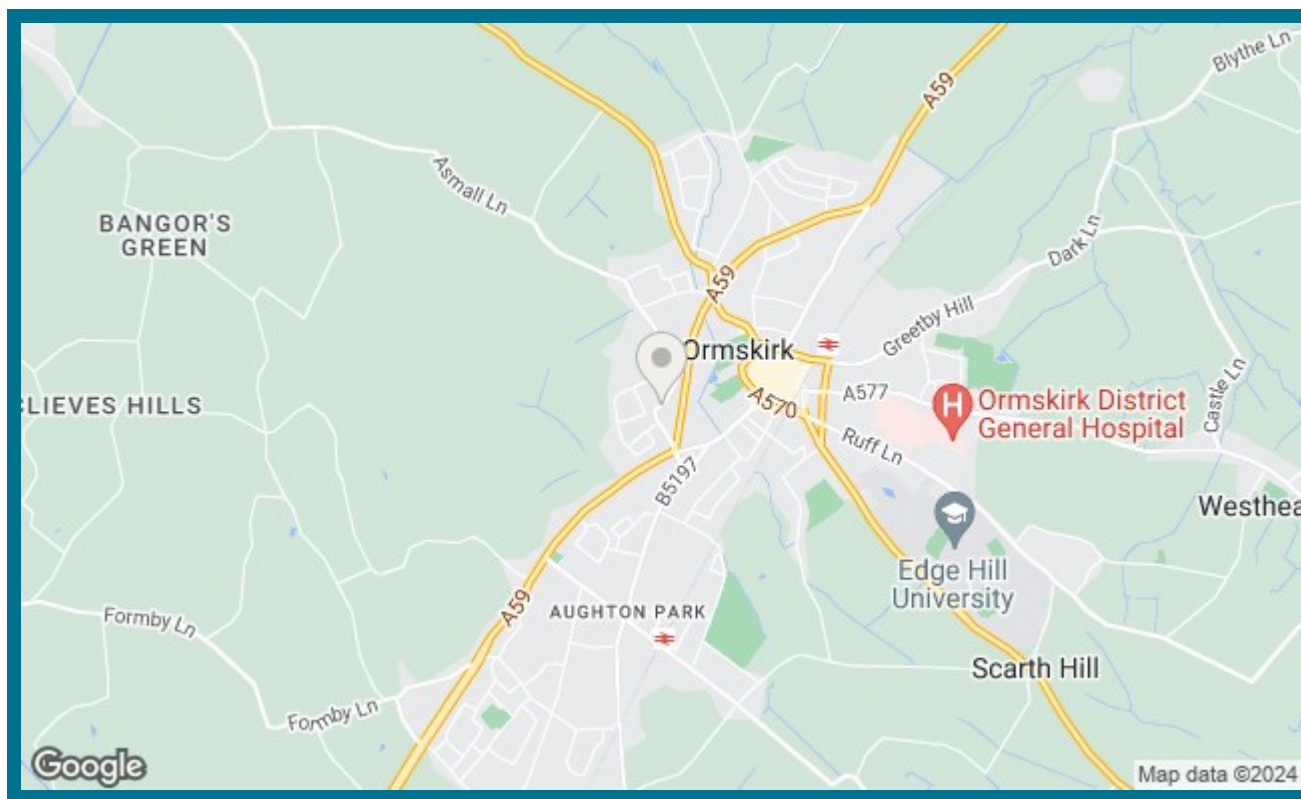
### COUNCIL TAX INFORMATION

Band: D

Charge: £2133.35

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.

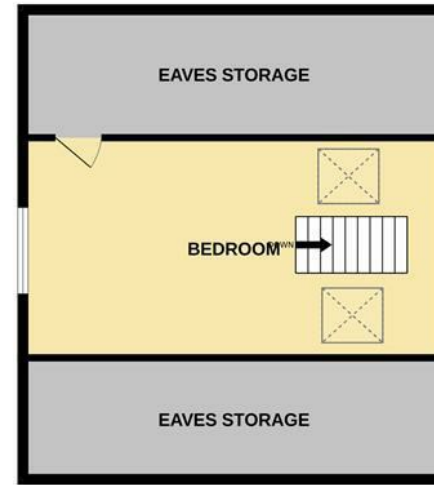


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GROUND FLOOR  
1179 sq.ft. (109.6 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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			
			<b>84</b>
		<b>66</b>	
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	







