



BRIGHOUSE  
WOLFF

128 Wigan Road, ORMSKIRK, Lancashire L39 2BA  
£240,000







A well proportioned and extended 4 Bedroom Semi-Detached family home with no chain delay, which is set in a sought after location within walking distance of Ormskirk town centre.

The property is situated upon Wigan Road and therefore enjoys an ever popular location, whilst being ideally situated for Ormskirk Town centre, it's associated amenities and variety of Supermarkets, shops, restaurants, bistro's and bars. The property is a short walk from Ormskirk railway station which provides easy access into Liverpool City Centre and beyond.

Edge Hill University, Coronation Park & the M58 are all located within easy access, whilst Ormskirk Hospital sits adjacent.

The accommodation which provides a spacious and flexible layout briefly comprises; Entrance hallway, lounge, fitted kitchen, dining room, bedroom 4 / garden room and shower room to the ground floor. To the first floor are three bedrooms and modern family bathroom, whilst to the exterior are well proportioned private garden areas to the front & rear - The rear facing in a sunny Southerly direction - with parking provided by an off road driveway.

Further benefits include double glazed windows & gas central heating.

Viewing is essential to appreciate the size of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR:

#### HALLWAY

Upvc door and window to the side, stairs lead to the first floor, access doors to ground floor accommodation, ceiling lighting.

#### LOUNGE

12'4" x 11'5" plus bay (3.77 x 3.50 plus bay)

Double glazed bay window to the front elevation, arch leads into the dining room, coved ceiling, ceiling and wall lighting, radiator panel & tv point.

#### DINING ROOM

18'8" x 12'3" (5.69 x 3.75)

A large room situated in the middle of the property, with double glazed windows to the side elevation, open plan into the kitchen, radiator panels, ceiling lighting, access to the hallway, lounge & garden room.

#### FITTED KITCHEN

14'7" x 7'11" (4.46 x 2.43)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and complimentary tiling. stainless steel sink and drainer unit, gas hob and integrated oven, recessed spotlights, double glazed window to the rear elevation.

#### BEDROOM 4 / GARDEN ROOM

14'7" x 7'6" (4.46 x 2.29)

With double glazed door and window leading into the rear gardens, radiator panel & ceiling light point.

#### SHOWER ROOM

With walk-in tiled shower cubicle, W.C. and wash basin

#### FIRST FLOOR:

#### STAIRS & LANDING

Double glazed window to the side elevation, ceiling lighting, access to all first floor accommodation.

### BEDROOM 1

12'4" x 11'5" (3.77 x 3.50)

Upvc double glazed window to the front elevation, radiator panel, ceiling lighting and a range of fitted bedroom furniture.

### BEDROOM 2

11'10" x 9'7" (3.62 x 2.94)

Upvc double glazed window to the rear elevation, radiator panel, ceiling lighting and a range of fitted bedroom furniture.

### BEDROOM 3

11'10" x 8'9" (3.63 x 2.69)

Upvc double glazed window to the rear elevation, radiator panel, ceiling lighting, a range of fitted bedroom furniture.

### BATHROOM

A modern white three piece bathroom suite comprising; panelled bath with overhead bath/shower mixer tap with shower attachment, pedestal wash basin and low level W.C. Tiled elevations, double glazed frosted window, ceiling lighting.

### OUTSIDE

.

### FRONT & PARKING

The front garden is elevated and retained by a brock built wall.

A large concrete driveway provides more than ample off road parking. paths lead to front & side doors.

### REAR

The rear gardens face in a sunny Southerly direction, are larger than anticipated and provide excellent outdoor living space.

Directly to the rear of the main accommodation sits a large flagged patio/seating area, whilst the majority of the remainder is laid to lawn and fence enclosed.

### MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

Band: C

Charge: £1896.31 2023/24

As per West Lancs. Council website.

### CONSTRUCTION

Brick - Rendered above.

Pitched and tiled roof

### MOBILE & BROADBAND

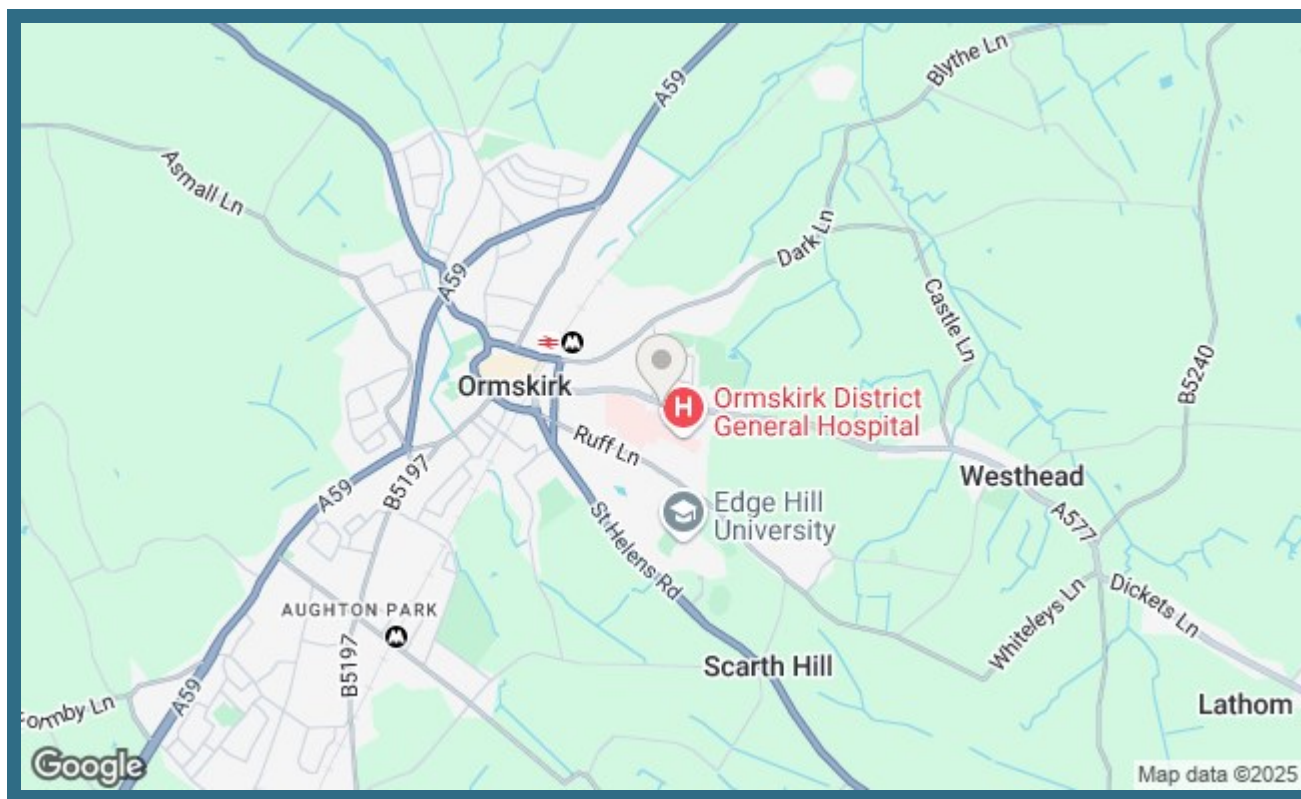
Broadband - Ultra Fast Broadband available.

Mobile - Voice and Data available.

### VIEWING BY APPOINTMENT

### LOFT

The loft is boarded with a drop down loft ladder, electric sockets and lighting with a Velux window.



### 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.

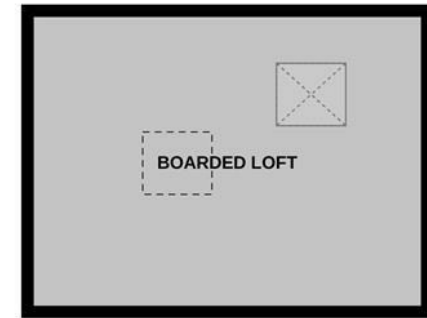
GROUND FLOOR  
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR  
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 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.  
Made with Metropix ©2024

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>82</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	







