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BRIGHOUSE  
WOLFF

14 Hayfield Road, Ormskirk, L39 1NY

£254,950









14 Hayfield Road, Ormskirk, L39 1NY

A traditional 3 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 just off County road (A59) in Ormskirk and therefore enjoys a very popular location, whilst being ideally situated for Ormskirk Town centre, it's associated schools, amenities including a library and variety of Supermarkets, shops, restaurants, bistros and bars. The property is set within a brisk walk of Ormskirk railway and bus stations which provide easy access into Liverpool City Centre and beyond.

Edge Hill University, Coronation Park and Ormskirk Hospital are all located within easy access, as is the M58 at nearby Bickerstaffe.

The accommodation which provides a spacious and flexible layout briefly comprises; Entrance porch, hallway, lounge, fitted kitchen and dining room to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are well proportioned private garden areas to the front & rear, with parking provided by off road driveway and a single garage.

Further benefits include double glazed windows & gas central heating.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

A glass panelled door provides the main entrance into the property.

#### HALLWAY

Door and window, stairs lead to the first floor, radiator, access doors to

ground floor accommodation, ceiling lighting. Downstairs cloaks with wc. and basin.

#### LOUNGE

12'1" plus bay x 11'5" (3.70 plus bay x 3.50)

Double glazed bay window to the front elevation, a living flame effect electric fire set in feature surround, coved ceiling, ceiling and wall lighting, radiator panel & tv point.

#### DINING ROOM

11'9" x 11'2" (3.60 x 3.42)

Sliding patio doors to the rear elevation, wall mounted electric fire, radiator panel & ceiling lighting

#### FITTED KITCHEN

15'3" x 7'3" (4.65 x 2.23)

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 double oven, ceiling lighting, plumbing for washing machine and dishwasher, double glazed windows to the side and rear elevations, double glazed rear door.

### FIRST FLOOR

#### STAIRS & LANDING

Window to the side elevation, ceiling lighting, access to all first floor accommodation.

#### BEDROOM 1

12'0" plus bay x 10'7" (3.67 plus bay x 3.25)

Fitted double wardrobe and fitted triple wardrobe, both with shelves and hanging space plus fitted chest of drawers. Upvc double glazed bay window to the front elevation, radiator panel and ceiling lighting.

## BEDROOM 2

11'6" x 11'1" (3.51 x 3.38)

Triple doored fitted wardrobe with shelves and hanging space plus cupboard above to ceiling. Upvc double glazed window to the rear elevation, radiator panel and ceiling lighting.

## BEDROOM 3

10'4" max x 7'9" (3.15 max x 2.38)

Fitted cupboard with shelves. Upvc double glazed window to the front elevation, radiator panel and ceiling lighting.

## BATHROOM SUITE

8'0" x 7'6" (2.45 x 2.30)

A three piece family bathroom suite comprising; panelled bath, large shower cubicle with overhead shower and shower screens, pedestal wash basin, tiled elevations, double glazed frosted window, ceiling lighting. Large cupboard containing hot water tank heated by gas or immersion heater, with storage shelves above.

## WC

Low level W.C. double glazed window and ceiling light point.

## EXTERIOR

### DRIVE & GARAGE

20'10" total x 9'0" (6.36 total x 2.76)

A pleasantly wide and spacious flagged driveway provides parking for several vehicles and leads to a brick built detached garage with power and lights, up and over door, window and side door and storage unit/shed with separate door to the far rear.

### GARDENS FRONT & REAR

The front garden is mainly laid to lawn, fence and hedge enclosed with flagged paths and ornamental flower and shrub borders.

To the rear of the property is a larger than anticipated fence enclosed private garden area, which provides excellent outdoor living space. A large flagged patio/seating area is located directly to the rear of the main accommodation. The remainder of the garden area is mainly laid to lawn with well stocked and mature flower, shrub and tree borders.

## MATERIAL INFORMATION

### TENURE

FREEHOLD - Pending first registration.

### COUNCIL TAX

Council Tax - 2023/24

Band: D

Charge: £2133.35

West Lancs. Council website.

### MOBILE & BROADBAND

Ultrafast Broadband available.

Mobile voice and data available

Ofcom Website.

### CONSTRUCTION

Brick with a pitched tiled roof.

### 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.

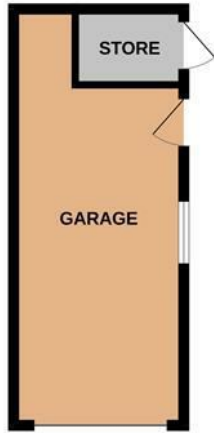
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

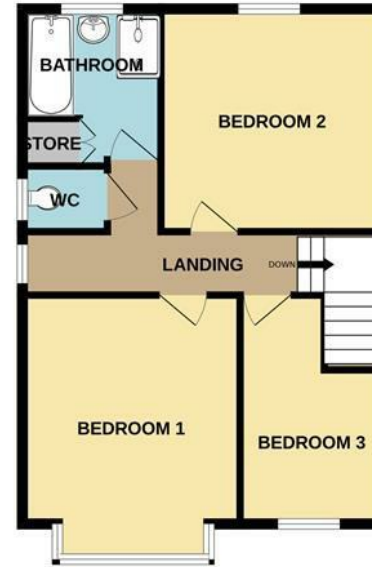


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GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.7 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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