



BW
BRIGHOUSE
WOLFF

15 Ludlow Drive, Ormskirk, L39 1LE

£224,950





15 Ludlow Drive, Ormskirk, L39 1LE

A 3 bedroom semi-detached family home with no chain, which is in an ever popular location with easy access to Ormskirk town centre.

The property is situated in sought after Ludlow Drive in Ormskirk and enjoys a desirable location ideally situated for numerous local amenities, including the officially 'good' West End Primary School five minutes walk from the house, and adjoining the park.

The property is also located within walking distance of Ormskirk railway and bus stations, which both provide excellent access into Liverpool City Centre, whilst access to the Motorway Network (M58) is also situated at nearby Bickerstaffe. Ormskirk town centre with its variety of supermarkets, shops, restaurants and bars is also situated within a short drive, whilst Edge Hill University, Coronation park, leisure centre and Ormskirk Hospital are all located locally.

The accommodation briefly comprises; Entrance porch, hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor are 3 bedrooms, family bathroom suite and separate wc., whilst to the exterior are private gardens to both front & rear and off road driveway and car port parking.

Neighbours have extended their homes at the rear, side and created a fourth bedroom in the attic.

The property further benefits from the addition of central heating & majority double glazing

Please contact us today on 01695 580801 to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

PORCH

Upvc sliding patio doors provide access.

HALLWAY

Entrance door, ceiling lighting, stairs lead to the first floor, access doors to all ground floor accommodation.

LOUNGE

19'11" x 11'1" (6.08 x 3.38)

Double glazed bay window to the front elevation, radiator panel, electric fire set in feature fire place, tv point, ceiling lighting, double French doors lead into the dining room.

DINING ROOM

9'10" x 9'9" (3.02 x 2.99)

Windows and doors to the rear elevation lead into the rear gardens, radiator panel and ceiling lighting.

FITTED KITCHEN

16'6" x 6'7" (5.04 x 2.01)

Situated to the rear elevation and fitted with a comprehensive range of wall and base units together with contrasting work surfaces, partially tiled walls, cooker point, sink and drainer unit, plumbing for washing machine, double glazed window and side door leading into the car port & gardens.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the main landing area which provides access to the first floor accommodation.

BEDROOM 1

14'3" x 10'0" (4.35 x 3.05)

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

BEDROOM 2

11'0" x 9'10" (3.37 x 3.02)

Timber framed window to the rear elevation, radiator panel & ceiling light point.

BEDROOM 3

8'8" x 6'8" (2.66 x 2.05)

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

BATHROOM SUITE

A two piece bathroom suite comprising; panelled bath with overhead shower and shower screen and pedestal wash basin with units below. Tiled elevations, ceiling lighting, double glazed frosted window, airing/linen cupboard.

WC

Low level wc, frosted window and ceiling lighting.

EXTERIOR

GARDENS

The front garden is mainly laid to lawn with ornamental flower and shrub borders.

To the rear of the property is a fence enclosed private garden area which is larger than anticipated and provides excellent outdoor living space. A covered 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 and timber garden shed.

PARKING & CAR PORT

12'2" x 7'8" (3.71 x 2.34)

The front of the property is wall enclosed with parking provided by a flagged drive/parking area. Timber gates lead to a car port to the side of the property, which provides further covered parking.

MATERIAL INFORMATION

TENURE

FREEHOLD - Pending Registration.

COUNCIL TAX BAND

West Lancs. Council 2024/25

Band: C

Charge: £1984.95

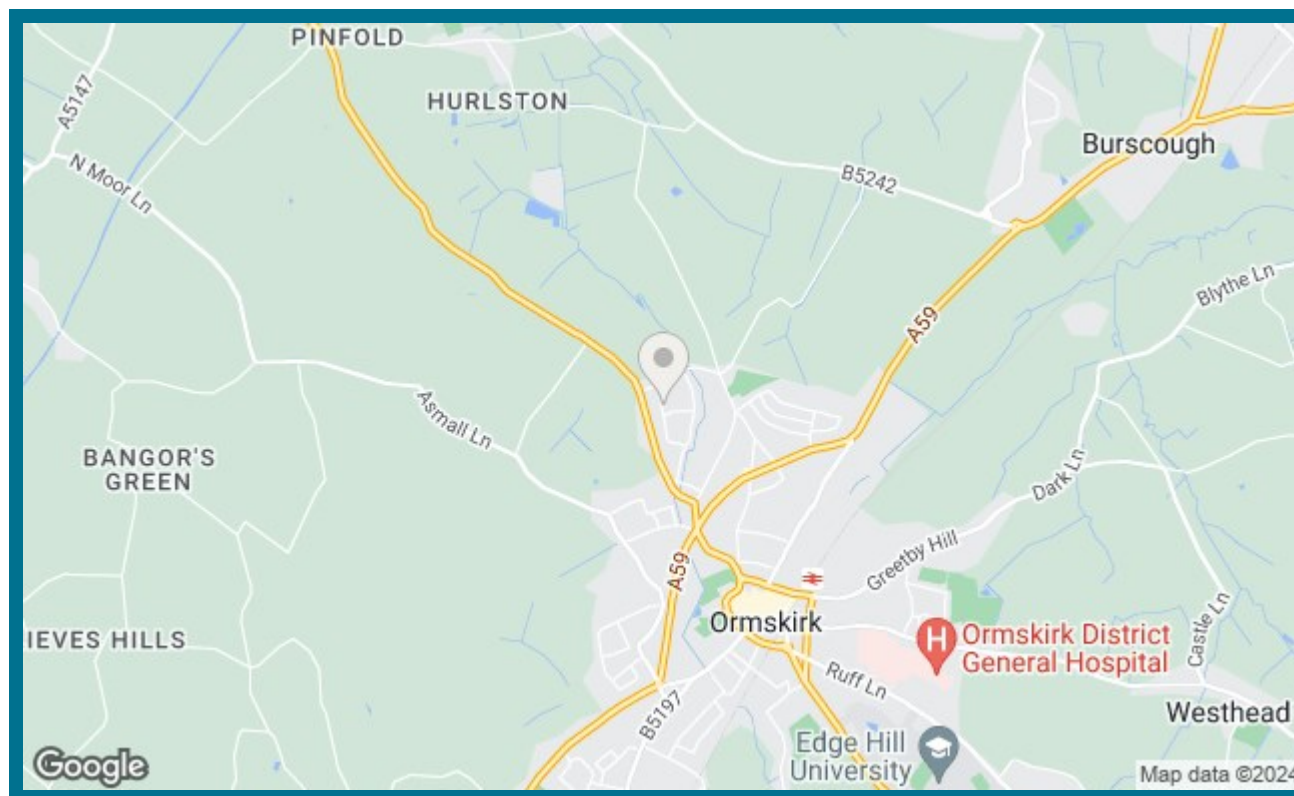
BROADBAND

Ultrafast Broadband available - Ofcom Website

CONSTRUCTION

Brick with a pitched and 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.

GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 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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