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BRIGHOUSE  
WOLFF

21 Claremont Drive, Ormskirk, L39 4SP

£434,950









21 Claremont Drive, Ormskirk, L39 4SP

An immaculately presented & extended 4 Bedroom link-detached family home set in a much sought after location and within walking distance of a variety of amenities.

The property is situated upon the tree lined and sought after Claremont Drive, Aughton and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities and just a short stroll from Aughton Park railway station, which provides excellent access into Liverpool City Centre. Access to the Motorway Network (M58) is also situated nearby, whilst Ormskirk town centre and its variety of Supermarkets, shops, restaurants and bars is within a short drive. Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation which has been extended and provides a light, flexible and spacious layout briefly comprises; Entrance hallway, wc/cloaks, lounge and open plan dining room, modern fitted kitchen, conservatory and two bedrooms/further reception rooms the ground floor. To the first floor are two bedrooms each with en-suite bathroom/shower room.

To the exterior are private enclosed garden areas to front, side & rear, whilst parking is provided by a driveway to the front of the property attached single garage. To the lower ground floor are extensive cellar rooms whilst further benefits include a gas central heating system and double glazing throughout.

Viewing is essential to appreciate the size, standard and flexibility of the accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the lounge and ground floor accommodation.

#### LOUNGE

19'0" x 17'8" max (5.81 x 5.40 max)

A light and spacious L shaped room at the rear of the property with double glazed window overlooking the gardens, living flame effect fire set in feature surround, recessed spotlighting, tv point, doors lead into the kitchen, open plan into the conservatory.

#### FITTED KITCHEN

11'4" x 10'0" (3.47 x 3.05)

An extended kitchen fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and partially tiled walls. Integrated hob, double oven, extractor chimney, plumbing for washing machine, double glazed door and window overlooking the side gardens.

#### CONSERVATORY

7'11" x 6'7" (2.42 x 2.01)

With Upvc double glazed windows offering views over the side and rear gardens.

#### DINING ROOM/ BEDROOM 3

10'8" x 10'6" (3.26 x 3.21)

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

#### BEDROOM 4

10'6" x 8'6" (3.21 x 2.60)

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

#### GROUND FLOOR WC

Fitted with a modern two piece suite comprising; low level wc, vanity wash basin and unit below, ceiling lighting, double glazed frosted window and extractor fan

#### UTILITY AREA/STORE

Situated off the wc area with plumbing for a washing machine and offering additional storage.

#### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to a first floor landing area which provides access to all first floor accommodation.

#### BEDROOM 1

17'8" x 9'5" max (5.41 x 2.88 max)

Comprising the master suite with double glazed window to the rear elevation, radiator panel & ceiling lighting.

#### EN-SUITE BATHROOM

Fitted with a modern white 3 piece bathroom suite comprising roll top bath with, low level WC, wash basin, ceiling light point and double glazed window.

#### BEDROOM 2

15'3" x 9'5" (4.65 x 2.88)

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

#### EN-SUITE SHOWER ROOM

Fitted with a corner shower cubicle with overhead shower and screens and low level wc.

#### LOWER GROUND FLOOR

#### CELLAR ROOMS

Door access from the rear of the property. Extensive cellar rooms provide excellent storage/workshop areas below the main living accommodation.

#### EXTERIOR

#### GARDENS

The property benefits from being set at the head of a cul-de-sac and enjoys generous private garden areas to the front, side and rear elevations.

The gardens are mainly laid to lawn, fence enclosed with well stocked flower, shrub and tree borders throughout.

#### DRIVE & GARAGE

A driveway to the side of the property provides ample off road parking and leads to an attached garage with up and over door, window and door to the rear.

#### MATERIAL INFORMATION

#### TENURE

FREEHOLD

#### COUNCIL TAX

West Lancs. Council 2024/25

Band: D

Charge: £2233.07

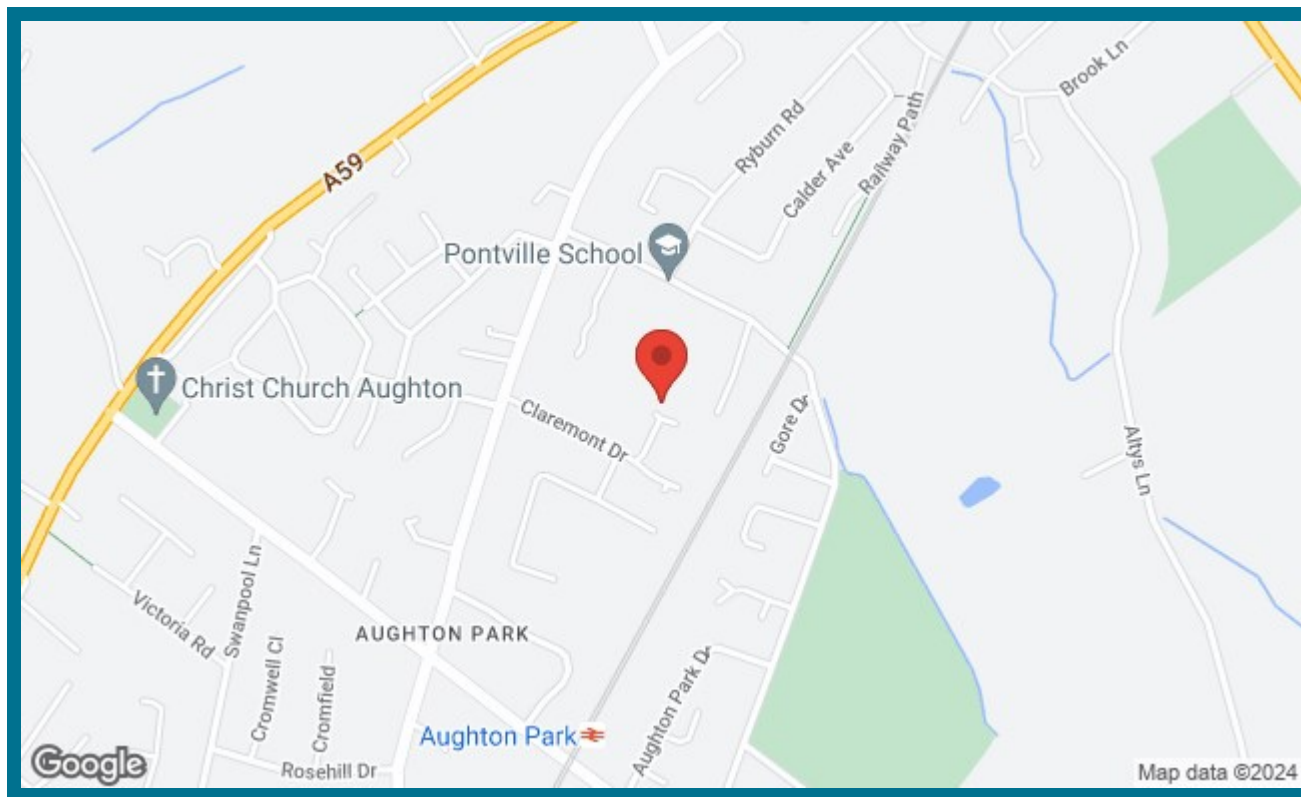
#### BROADBAND

Ultrafast Broadband is available - Ofcom website.

#### CONSTRUCTION

Brick with a pitched roof and side dormer.

#### 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.

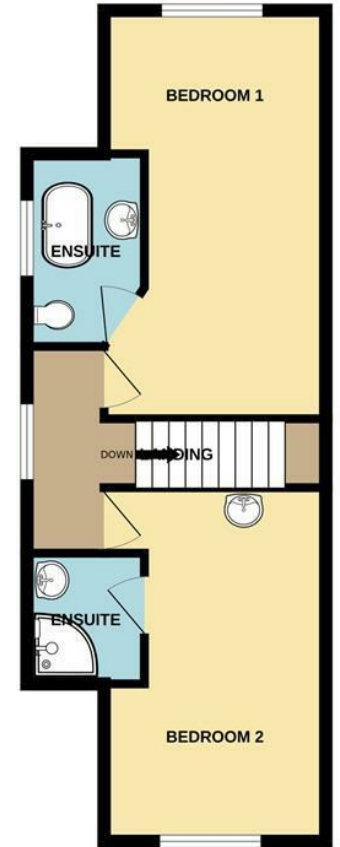
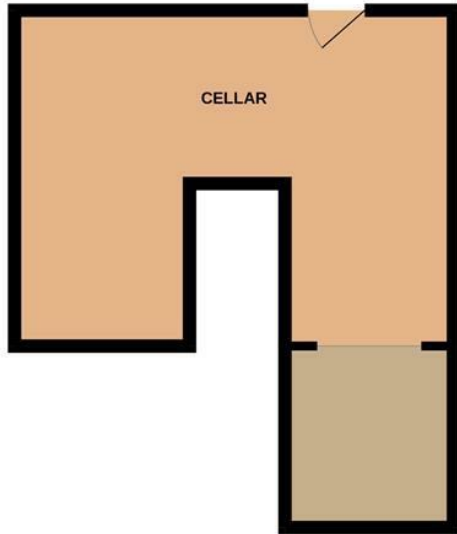


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BASEMENT  
313 sq.ft. (29.1 sq.m.) approx.

GROUND FLOOR  
1049 sq.ft. (97.5 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1795 sq.ft. (166.8 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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