



BW
BRIGHOUSE
WOLFF

16 Yew Tree Road, Ormskirk, L39 1NU

£294,950





16 Yew Tree Road, Ormskirk, L39 1NU

A very well proportioned and extended traditional semi-detached family home set in a much sought after location with no chain delay.

Situated upon the tree lined and ever popular Yew Tree Road, Ormskirk, the property is ideally situated within close proximity of Ormskirk Railway and bus stations which are located within walking distance and provide direct access into Liverpool City Centre. Ormskirk town centre with its wide variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital, Primary and high schools.

The A59 and M58 both of which provide excellent transport links are located within a short drive. as are Edge Hill University, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities.

The accommodation which provides a light and flexible layout briefly comprises; Entrance porch, hallway, lounge, dining room, fitted breakfasting kitchen with utility area, large extended garden room, wc & rear hallway to the ground floor. To the first floor are two well proportioned double bedrooms and modern four piece family bathroom suite, whilst to the exterior are extensive private gardens - the rear being particularly impressive and off road driveway parking.

The property further benefits from the addition of central heating and double glazing throughout.

As we envisage high levels of interest and demand from the outset, please contact us today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

PORCH

Double glazed windows and double glazed door provide a covered porch/entrance.

HALLWAY

The front door leads into well proportioned hallway. Stairs lead to the first floor, ceiling lighting, access doors to all ground floor accommodation.

FRONT LOUNGE

14'0" plus bay x 11'4" (4.28 plus bay x 3.47)

Double glazed bay window to the front elevation, living flame effect fire set in feature fire place, coved ceiling lighting tv point, slinging doors provide direct access into the dining room and garden room beyond.

DINING ROOM

12'2" x 11'4" (3.72 x 3.47)

A spacious room with ample room for dining table and chairs, radiator panel, ceiling lighting and coved ceiling.

GARDEN LOUNGE

18'10" x 13'1" max (5.75 x 4.00 max)

A large P shaped extension forms a large reception situated overlooking the rear gardens. With double glazed windows, Velux style skylights, patio doors, radiator panel, timber flooring and direct access to dining room, kitchen & rear hallway

FITTED KITCHEN

20'2" x 4'2" plus 9'5" x 9'2" (6.15 x 1.28 plus 2.88 x 2.80)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, tiled flooring and tiling to walls. Central breakfast island, gas hob, integrated oven, sink and drainer unit and ceiling

lighting. A further utility area leads off the main kitchen, with additional matching wall and base units, tiling and work surfaces, double glazed window to the front and with plumbing for the washing machine.

REAR HALLWAY

Rear door leading into the gardens.

G.F. WC

low level wc & wash basin. Ceiling light point.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the main landing area which provides access to all first floor accommodation. double glazed window to the side and large storage/loft cupboard.

BEDROOM 1

14'0" x 11'1" (4.27 x 3.40)

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

BEDROOM 2

12'5" x 11'1" (3.79 x 3.40)

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

BATHROOM SUITE

9'1" x 7'10" (2.79 x 2.41)

A modern white 5 piece bathroom/shower suite comprising corner panelled bath, oversized shower cubicle with overhead shower and screens, low level WC, wash basin, bidet, stainless steel heated towel rail, tiled elevations, ceiling light point, double glazed frosted window.

EXTERIOR

FRONT

The front garden area is mainly laid to lawn, fence and wall enclosed with ornamental flower and shrub borders. A block paved driveway set back from the road provides generous off road parking.

REAR

The rear garden is impressively sized and mainly laid to lawn. The gardens provide excellent outdoor living space and are fence enclosed with a paved patio area, ornamental pond, numerous outbuildings and ornamental borders.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs Council 2024/25

Band: D

Charge: £2233.07

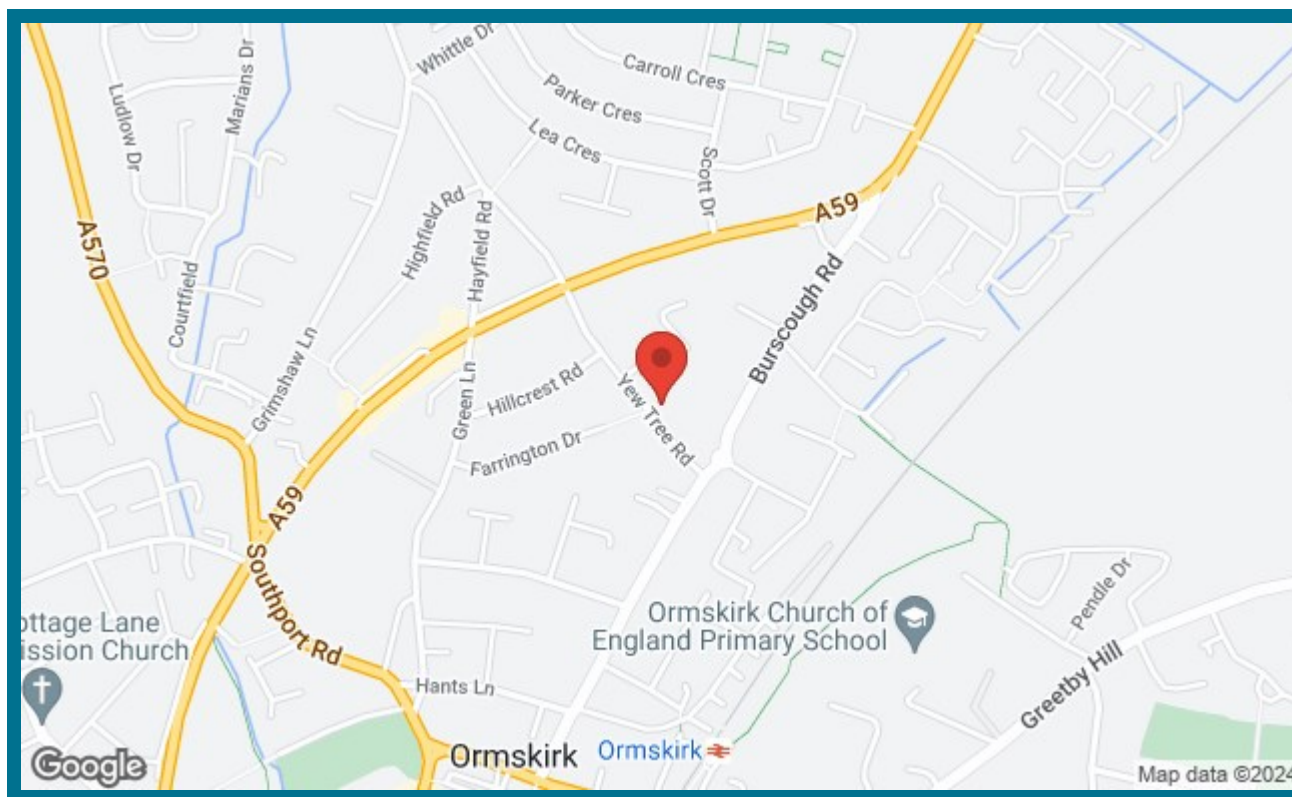
BROADBAND

Ultrafast Broadband is available - Ofcom

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
938 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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.
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