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BRIGHOUSE  
WOLFF

56 Bridge Street, Ormskirk, L39 4RJ

£234,950





56 Bridge Street, Ormskirk, L39 4RJ

A three bedroom traditional semi-detached home which has no further chain delay and is set in a very popular location close to the heart of Ormskirk.

Situated upon Bridge Street, Ormskirk, the property is ideally situated within close proximity of Ormskirk Railway and bus stations which 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 flexible layout briefly comprises; Entrance hallway, lounge, modern fitted kitchen, utility room, garden room and wc. to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are enclosed private gardens - the rear facing in a sunny south westerly direction - off road driveway and single brick built garage.

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 your early viewing.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

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

#### LOUNGE

13'1" plus bay x 11'3" (4.01 plus bay x 3.45)

Double lazed bay window to the front elevation, fire set in feature fire place, ceiling lighting, tv point, door provides access into kitchen, and further rooms beyond.

#### MODERN FITTED KITCHEN

12'10" x 7'6" (3.93 x 2.29)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and partial tiling to walls. Halogen hob, integrated oven, extractor chimney, sink and drainer unit and ceiling lighting. Door provides access to a large under stairs storage cupboard which houses the gas boiler.

#### GARDEN ROOM

9'5" x 9'2" (2.88 x 2.81)

Situated overlooking the rear gardens with patio doors leading onto an exterior seating area.

#### UTILITY

6'9" x 5'5" (2.08 x 1.66)

With plumbing for washing machine, double glazed window and door.

#### WC

Low level wc, ceiling lighting.

## FIRST FLOOR

### STAIRS & LANDING

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

### BEDROOM 1

11'5" x 9'3" (3.48 x 2.83)

Double glazed window to the front elevation & ceiling lighting.

### BEDROOM 2

9'3" x 9'1" (2.83 x 2.77)

Double glazed window to the rear elevation & ceiling lighting.

### BEDROOM 3

7'4" x 6'7" (2.25 x 2.01)

Double glazed window to the front elevation & ceiling lighting.

### BATHROOM SUITE

6'7" x 6'1" (2.01 x 1.86)

Fitted with a 3 piece bathroom suite comprising panelled bath, low level WC, wash basin, tiled elevations, ceiling light point, double glazed frosted window.

## EXTERIOR

### DRIVE & GARAGE

Parking is provided by an off road flagged driveway with double gated access. The drive leads to a single brock built garage with up and over door.

## GARDENS

### FRONT

A fence enclosed and flagged garden area with ornamental flower borders.

### REAR

The rear garden is larger than anticipated and mainly laid to lawn. The gardens which face in a sunny south-westerly direction provide excellent outdoor living space, are fence enclosed with a paved patio area, ornamental pond and timber shed.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

West Lancs. Council 2024/25

Band: B

Charge: £1736.83

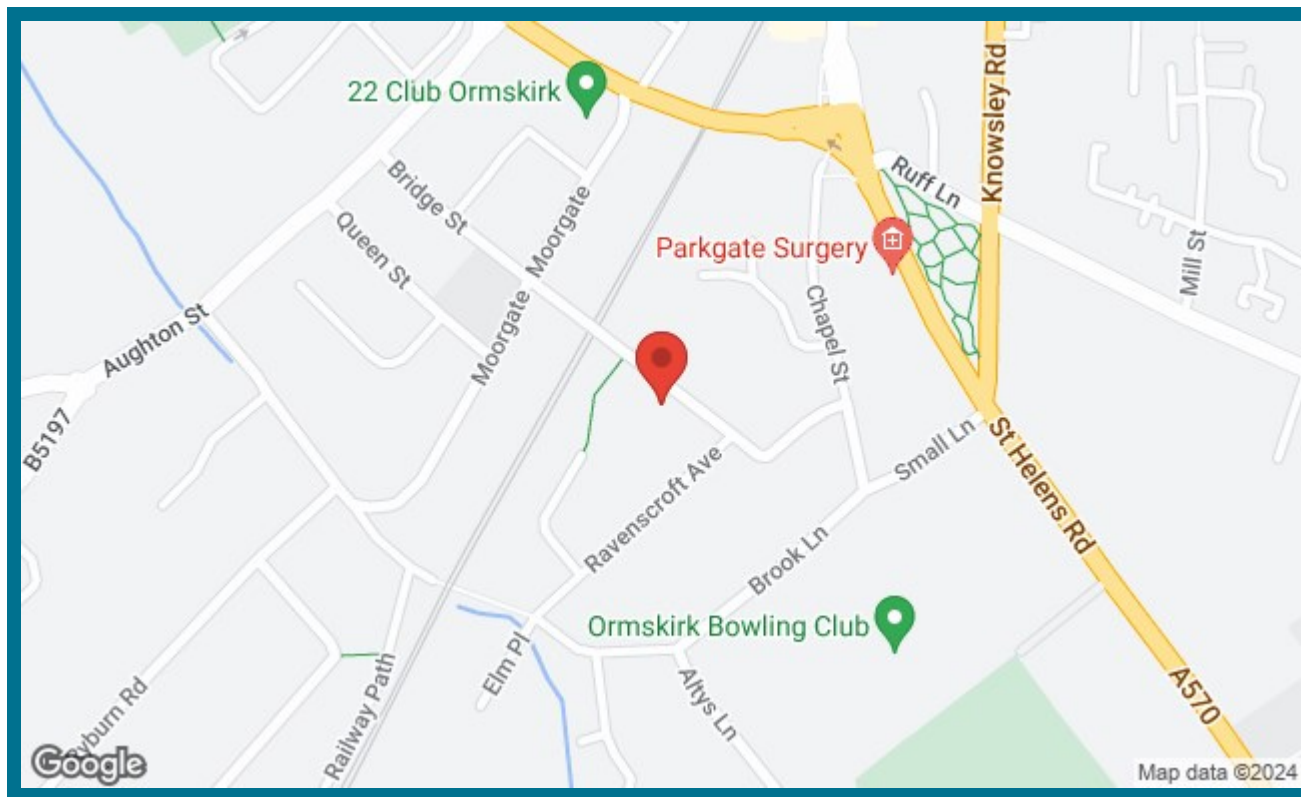
### BROADBAND

Ultrafast Broadband is available - Ofcom Website.

### CONSTRUCTION

Brock with rendering to the first floor. Pitched 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.

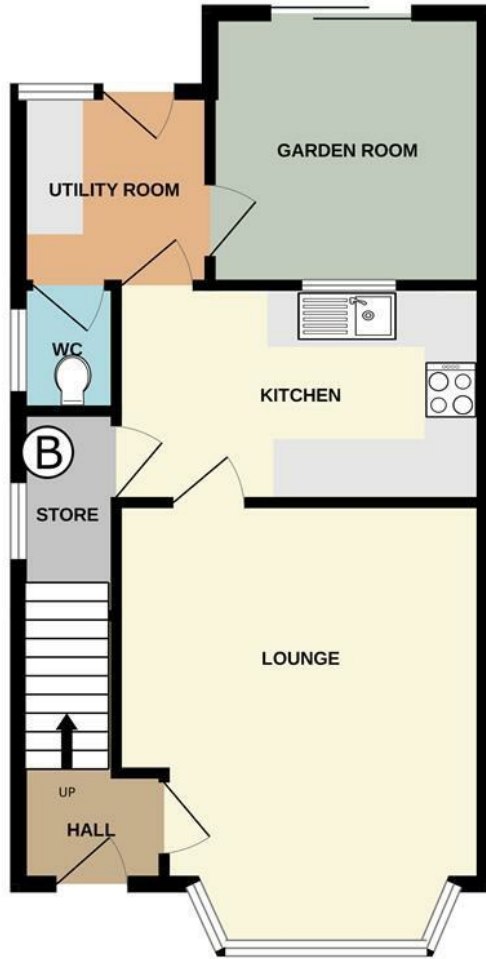
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

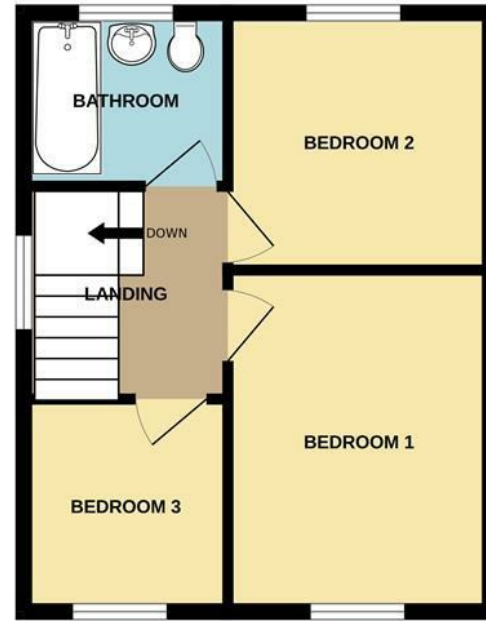


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GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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