



BRIGHOUSE  
WOLFF

12 Ludlow Drive, Ormskirk, L39 1LF  
£269,950



An extended 3 bedroom semi-detached family house which is well presented throughout and situated in a sought after and ever popular location.

The property is located upon Ludlow Drive in Ormskirk and therefore enjoys a desirable location whilst being situated close to a variety of local amenities. The property is within a short drive or brisk walk of Ormskirk railway and bus stations both of which provide direct easy access into Liverpool City Centre and beyond.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe. Ormskirk town centre with it's wide variety of Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated within a short distance.

The accommodation which has been extended and provides a light, well proportioned and flexible set up briefly comprises; Entrance porch, hallway, lounge, extended dining room/snug and open plan modern fitted kitchen the ground floor. To the first floor are three bedrooms, family bathroom suite and separate wc, whilst to the exterior are well proportioned private gardens to the front and rear - The rear facing in a sunny Westerly direction - as well as off road driveway parking and detached single garage.

Further benefits include but are not limited to gas central heating & double glazing.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH

Double entrance doors provide access to the property.

#### ENTRANCE HALLWAY

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

#### LOUNGE

20'4" x 10'10" (6.21 x 3.32)

A light and spacious room at the front of the property with double glazed window to the front elevation, feature stive effect fire set in inglenook style fire place, oak effect laminate flooring, double French doors leading into the dining room and open plan kitchen, ceiling lighting, tv point.

#### DINING ROOM & SNUG

18'8" x 8'11" (5.70 x 2.72)

Situated to the far rear of the accommodation and providing a modern living arrangement. Open plan to the modern fitted kitchen. Patio doors lead into the gardens, vertical radiator panel, Oak effect flooring, space for dining table and chairs, ceiling lighting & tv point.

#### MODERN FITTED KITCHEN

16'5" x 6'8" (5.02 x 2.05)

The kitchen area along with dining area provides an open plan modern living arrangement and is situated over looking the rear gardens. Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, tiling and Oak effect flooring. recessed downlighting, ceramic hob, integrated oven, plumbing for washing machine,

double glazed windows to the side and rear. Separate storage area adjacent to the hallway door.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a spacious landing area which in turn provides access into all first floor rooms.

BEDROOM 1

14'1" x 10'2" (4.30 x 3.10)

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

BEDROOM 2

13'2" x 9'11" (4.02 x 3.03)

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

BEDROOM 3

8'9" x 6'7" (2.68 x 2.01)

Double glazed window to the front elevation, built in wardrobe/storage cupboard, radiator panel & ceiling lighting.

WC

Low level wc, double glazed frosted window, ceiling lighting.

BATHROOM SUITE

7'10" x 6'7" (2.41 x 2.01)

Fitted with a three piece bathroom suite comprising; corner panelled bath, shower cubicle with overhead shower and shower screens, wash basin, tiled elevations, double glazed frosted window and ceiling lighting.

EXTERIOR

With off road driveway parking to the front which leads to a detached single garage with up and over door.

The property is situated on an ample plot with gardens to the front and rear. The front gardens are wall and hedge enclosed and mainly laid to lawn with ornamental flower and shrub borders.

The rear gardens face in a sunny westerly direction, are fence enclosed and provide excellent private outdoor living space. Directly behind the main accommodation is a timber decked patio/seating areas. The remainder of the garden is mainly laid to lawn with ornamental flowers and shrubs.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: C

Charge: £1984.95

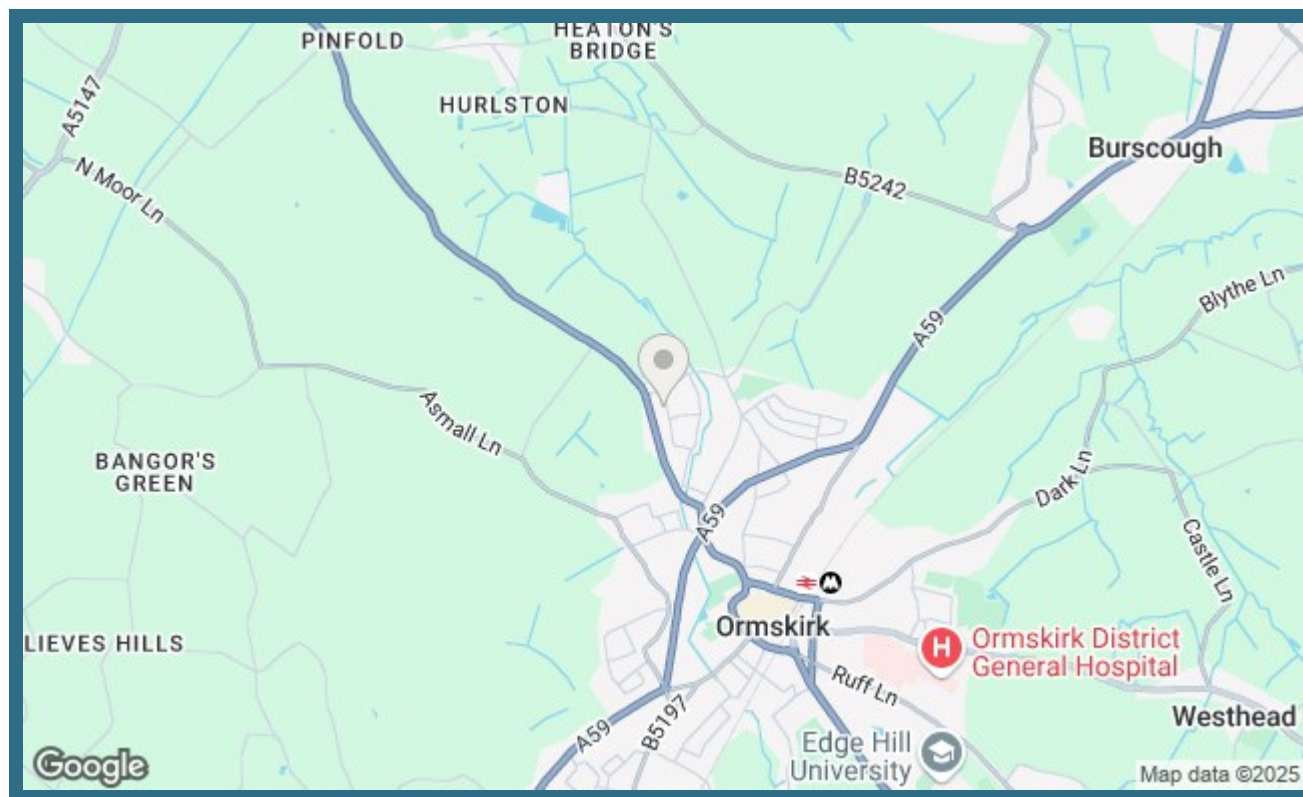
BROADBAND

Ultrafast Broadband is available - Ofcom.

CONSTRUCTION

Brick with a pitched roof.

VIEWING BY APPOINTMENT



### Important Information

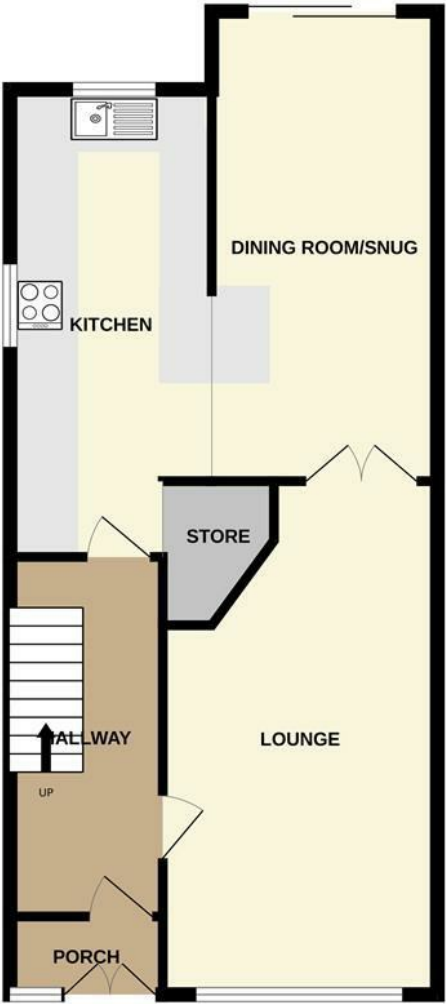
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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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