



FOR SALE
BRIGHOUSE
WOLFF
Estate Agents
LITTLEWATER
SALFORD
01695 580801

BW
BRIGHOUSE
WOLFF

2 Meadowbridge Close, Westhead, Lancashire L40 6LP

£349,950





2 Meadowbridge Close, Westhead, Lancashire L40 6LP

REDUCED! A modern 3 bedroom detached house with no chain delay, which is set in a quiet cul-de-sac in the ever popular Westhead village.

Set in the centre of Westhead Village, this chain free detached house enjoys a pleasant and quiet location whilst being ideally situated for all village amenities. Ormskirk town centre with its twice weekly markets and variety of shops, schools, restaurants, bistros and bars is set within a short drive/bus journey.

Ormskirk Hospital & Edge Hill University are also both situated within easy access, whilst excellent transport links are provided by the M58 which can be accessed at nearby Bickerstaffe.

The accommodation briefly comprises; Entrance hallway, lounge through diner, conservatory, fitted kitchen wc/cloaks and utility room to the ground floor. To the first floor are three double Bedrooms (one with en-suite shower room), and family bathroom suite, whilst to the exterior are pleasant private garden areas to the front and rear. Parking is provided by an ample driveway and integral garage.

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

Please contact without delay to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

The front door leads into the hallway which in turn provides access to all accommodation. Stairs lead to the first floor, ceiling lighting. A covered area outside the front door provides rain protection for visitors.

WC/CLOAKS

A two piece suite comprising low level wc & wash basin. Ceiling light point and frosted window.

LOUNGE

15'11" x 11'6" (4.87 x 3.52)

A large room situated at the front of the property with window to the front elevation, feature living flame effect fire and fire place, radiator panel, coved ceiling, ceiling lighting & tv point. Open plan into the dining room.

DINING ROOM

10'9" x 9'5" (3.28 x 2.89)

With door leading into the conservatory, radiator panel, coved ceiling and ceiling lighting.

CONSERVATORY

9'8" x 9'8" (2.96 x 2.95)

Double glazed window and door leading into the rear gardens.

FITTED KITCHEN

10'9" x 9'6" (3.28 x 2.90)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and splash backs. Integrated dishwasher,

integrated fridge and integrated freezer. Gas hob, integrated oven, extractor hood, sink and drainer unit,, ceiling lighting, double glazed window and rear door leading into the utility room and garage to the side.

UTILITY ROOM

9'10" x 4'1" (3.00 x 1.25)

Plumbing for washing machine, ceiling lighting, pedestrian door to the garage, double glazed window and rear door.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

15'5" x 9'10" (4.70 x 3.00)

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

EN-SUITE

Fitted with a three piece suite comprising shower cubicle with overhead shower and screens, low level wc & wash basin, Velux style skylight, partially tiled elevations,

BEDROOM 2

14'11" x 12'5" (4.55 x 3.79)

Double glazed window to the rear elevation, radiator panel and ceiling lighting. A range of fitted triple wardrobes, access to further integrated storage with light socket.

BEDROOM 3

10'10" x 9'8" (3.31 x 2.95)

Velux style skylight, radiator panel and ceiling lighting.

BATHROOM SUITE

Fitted with a three piece bathroom suite in white comprising panelled bath with bath shower mixer tap, low level wc & wash basin, frosted window, partially tiled elevations,

EXTERIOR

PARKING & GARAGE

An off road driveway provides ample parking and leads to an integral single garage, with up and over door which is automatic operated by a key fob system, plus pedestrian door to the rear.

GARDENS

The property is set upon a well proportioned plot with gardens to the front and rear. The rear gardens face in a sunny southerly direction and are mainly laid to lawn with mature and well stocked flower, shrub and tree borders and provide excellent private outdoor living space.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: E

Charge: £2756.57

BROADBAND

Ultrafast Broadband is available (Ofcom)

Highest available download speed 1000 Mbps

Highest available upload speed 220 Mbps

CONSTRUCTION

Brick with a pitched roof.

VIEWING BY APPOINTMENT



Important Information

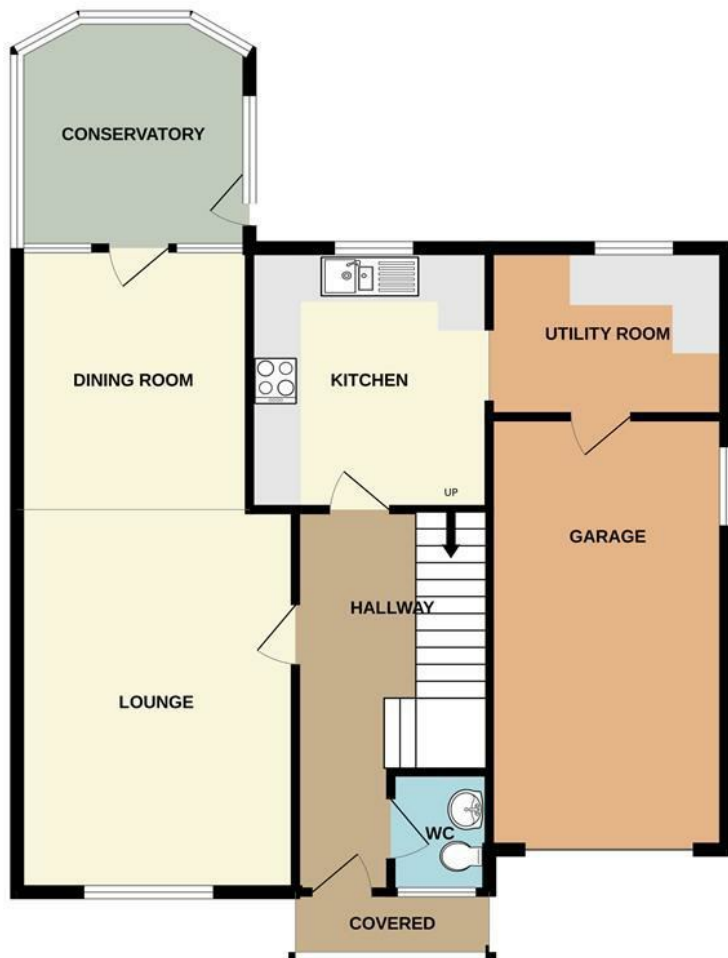
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.7 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



