



BW
BRIGHOUSE
WOLFF

12 Statham Way, Ormskirk, L39 4XR
£425,000





12 Statham Way, Ormskirk, L39 4XR

A modern and spacious 4 Bedroom detached family home set in a much sought after location and within walking distance of a variety of amenities.

The property is situated in a quiet cul-de-sac of similar properties just off Brook Lane in Ormskirk and therefore enjoys a very desirable location close to Ormskirk Cricket Club. The property is set within walking distance of Ormskirk 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 it's variety of Supermarkets, shops, restaurants and bars is located within close proximity.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally.

The accommodation which provides a light, flexible and spacious layout briefly comprises; Entrance hallway, wc/cloaks, lounge, sitting room, open plan dining room & modern breakfasting kitchen to the ground floor. To the first floor are four bedrooms with en-suite shower room to bedroom one and modern family bathroom suite, whilst to the exterior are private enclosed garden areas to front & rear - the rear being Westerly facing with open fields beyond - whilst parking is provided by a large paved driveway to the front of the property for numerous vehicles and integral garage. Further benefits include a gas central heating system, double glazing throughout and no chain delay.

Viewing is essential to appreciate the size and location of this ideal family home.

ACCOMMODATION

GROUND FLOOR

HALLWAY

A light and spacious hallway with stairs leading to the first floor and ceiling lighting.

WC/CLOAKS

low level wc & wash basin, ceiling light point.

LOUNGE

17'0" x 11'5" (5.19 x 3.48)

Double glazed window to the front elevation, laminate flooring throughout, living flame effect fire with marble heath and inset, ceiling lighting, tv point.

SITTING ROOM

16'0" x 9'1" (4.89 x 2.77)

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

FITTED KITCHEN

10'1" x 8'9" (3.08 x 2.67)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring. Recessed spot lighting throughout, gas hob, integrated oven & extractor hood, sink & drainer unit, double glazed window and open plan through to the dining room/area.

DINING ROOM

13'7" x 7'6" (4.16 x 2.31)

Double glazed patio doors lead into the garden, radiator panel & ceiling spotlights.

FIRST FLOOR

STAIRS & LANDING

Stair lead to the landing area which in turn provides access to all first floor accommodation.

BEDROOM 1

13'7" x 10'1" (4.16 x 3.08)

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

EN-SUITE

Fitted with a white three piece shower suite comprising; walk in shower cubicle with overhead shower and screens, low level wc, vanity wash basin and units, tiled walls, ceiling lighting, double glazed frosted window.

BEDROOM 2

11'4" x 9'2" (3.46 x 2.80)

Double glazed window to the rear elevation, a range of fitted wardrobes and bedroom furniture, radiator panel & ceiling lighting.

BEDROOM 3

8'10" x 6'9" (2.71 x 2.06)

Double glazed window to the rear elevation, a range of fitted wardrobes and bedroom furniture, radiator panel & ceiling lighting.

BEDROOM 4

8'3" x 8'0" (2.53 x 2.45)

Double glazed window to the front elevation, a range of fitted wardrobes and bedroom furniture, radiator panel & ceiling lighting.

FAMILY BATHROOM

Fitted with a white three piece suite comprising; panelled bath, low level wc, wash basin, partially tiled walls, ceiling lighting, double glazed frosted window.

EXTERIOR

PARKING & GARAGE

17'10" x 7'8" (5.45 x 2.35)

The front of the property has recently been landscaped and provides a

generous off road parking area which is block paved throughout. The paving continues to the side pathway, whilst the remainder is slate gravelled in a raised border area.

The drive leads to an attached garage with up and over door, power and light with pedestrian door to the rear.

GARDENS

The gardens are mainly laid to lawn, fence enclosed and face in a sunny Westerly direction. Mature flower, shrub and tree borders, ornamental pond area.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: E

Charge: £2729.31

BROADBAND

Ultrafast Broadband is available - Ofcom website.

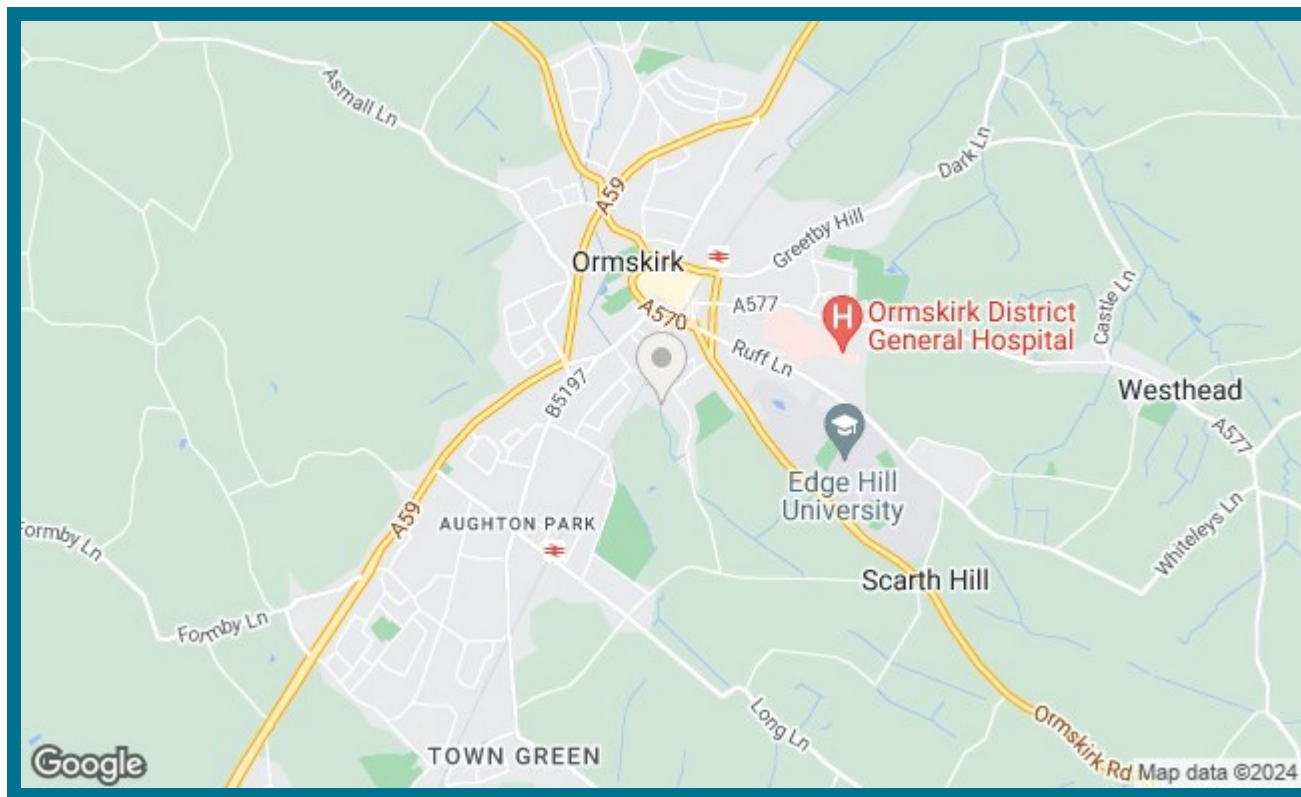
CONSTRUCTION

Brick with a pitched roof.

VIEWING BY APPOINTMENT

PROBATE

At time of marketing, we are informed that probate is ongoing.



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.

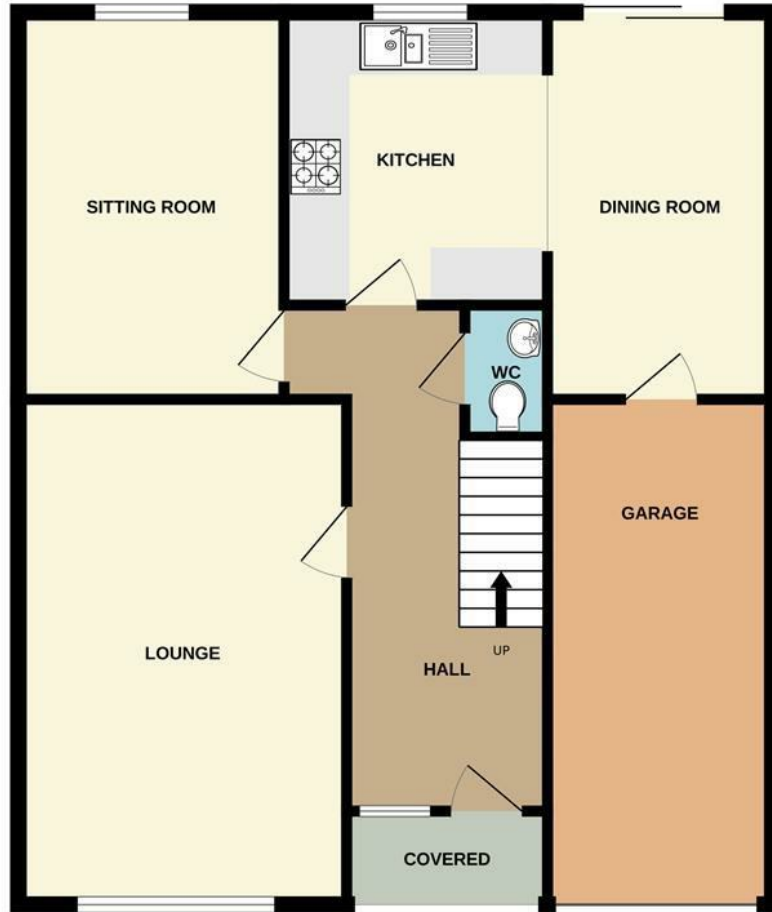
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

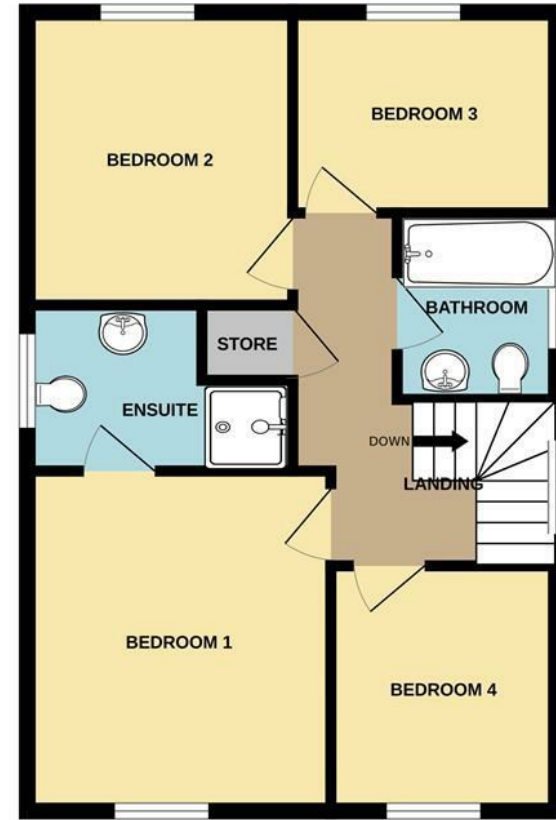


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GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1354 sq.ft. (125.8 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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