



BW
BRIGHOUSE
WOLFF

12 Kinloch Way, Ormskirk, L39 3LT
Reduced To £310,000



A deceptively spacious 3 bedroom detached bungalow, which is set on an sunny Westerly facing plot in a much sought after location.

Situated upon the ever popular Kinloch Way in Ormskirk, the property is within easy access of the towns' railway and bus stations, which provide direct access into Liverpool city centre.

Ormskirk town centre with its wide variety of supermarkets, shops, restaurants and bars along with its bustling twice weekly market is also conveniently situated, as are Edge Hill University, Coronation Park & Ormskirk Hospital. Excellent road links are provided by the nearby A59, whilst access to the motorway network (M58) is provided at nearby Bickerstaffe.

Sitting in a prime position with gardens to the front & rear elevations, the main accommodation provides a spacious and flexible layout and briefly comprises; Entrance hallway, lounge, fitted kitchen, three bedrooms, en-suite shower room to bedroom 1 and family bathroom suite. To the exterior are generous private enclosed gardens to the front and rear, with off road parking provided by driveway and garage.

Further benefits include gas central heating and double glazing.

Viewing is essential to appreciate the size and flexibility of the accommodation, please contact us today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door, ceiling lighting, door access to the lounge and remainder of the accommodation. Built in storage cupboard, ceiling lighting.

LOUNGE

14'4" x 12'0" plus bay (4.37 x 3.67 plus bay)

A light and spacious room at the front of the property with double glazed bay window to the front elevation, living flame effect fire set in feature fire place, coved ceiling, radiator panel, ceiling lighting, tv point.

FITTED KITCHEN

16'3" x 7'7" (4.97 x 2.32)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and tiling. ceiling lighting, cooker point and stainless steel sink and drainer unit. Double glazed window and door, door leading into a large pantry/boiler cupboard.

BEDROOM 1

12'8" into wardrobes x 14'4" max (3.87 into wardrobes x 4.37 max)

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

EN-SUITE SHOWER ROOM

7'7" x 4'1" (2.32 x 1.25)

Fitted with a three piece shower suite comprising; shower cubicle with overhead shower and screens, wash basin, low level wc, tiled elevations, double glazed frosted window and ceiling lighting.

BEDROOM 2

11'0" x 10'11" (3.37 x 3.34)

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

BEDROOM 3

11'7" plus bay x 7'8" (3.55 plus bay x 2.35)

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

BATHROOM SUITE

7'7" x 4'11" (2.32 x 1.52)

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

EXTERIOR

PARKING & GARAGE

With off road block flagged driveway to the front providing more than ample parking.

The driveway leads to a single garage with up and over door, and pedestrian door and window to the rear aspect.

GARDENS

The property is situated on a generous plot with well proportioned gardens to the front and rear. The front gardens consist of ornamental flower, tree and shrub borders.

The rear gardens provide excellent outdoor living space and face in a sunny westerly direction. Directly behind the main accommodation sits a large paved patio/seating areas. The remainder of the gardens which are fence enclosed are mainly laid to lawn with tree/shrub borders.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

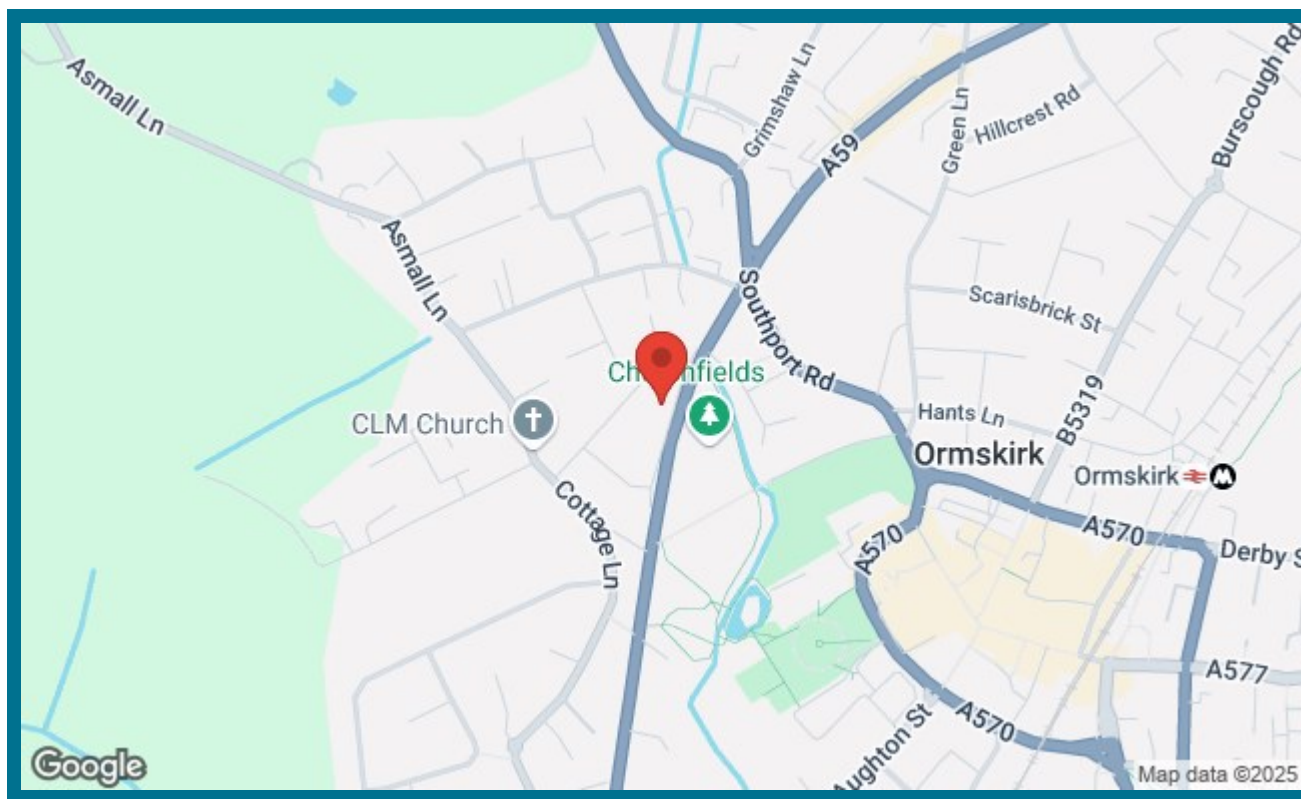
Band: D

Charge: £2233.07

CONSTRUCTION

Brock 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
1115 sq.ft. (103.6 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



