



A 3 bedroom extended semi-detached bungalow with no chain delay, which is set in an ever popular location within close proximity of a variety of local amenities.

The property is situated upon Redgate in the ancient market town of Ormskirk and therefore enjoys a sought after location, whilst being ideally positioned for numerous local amenities including primary and high schools. The home is set within walking distance of Ormskirk railway station which provides excellent access into Liverpool City Centre. Excellent road links are provided by the A59, whilst access to the M58 is situated at nearby Bickerstaffe.

The property is located within easy access of Ormskirk town centre with it's variety of Supermarkets, shops, restaurants, Bistro's and bars, along with it's bustling twice weekly markets. Edge Hill University and Ormskirk Hospital are also located locally.

The accommodation briefly comprises; Entrance hallway, extended lounge, dining room, modern fitted kitchen, two bedrooms and modern family shower suite to the ground floor. To the first floor is a further double bedroom and bathroom suite, whilst to the exterior are generous private gardens to the front & rear and off road driveway, car port and garage parking.



£265,000

39 Redgate, Ormskirk, Lancashire L39 3NN

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door, ceiling lighting, stairs lead to the first floor, access doors to all ground floor accommodation.

LOUNGE

14'4" plus 10'8" x 11'3" max (4.37 plus 3.26 x 3.45 max)

A large and extended room situated to the rear of the property with double glazed window to the rear elevation, radiator panel, fire set in feature fire place, tv point, wall and ceiling lighting.

DINING ROOM

10'5" x 10'3" (3.18 x 3.13)

Door and window to the side elevation, tiled flooring, ceiling lighting and cupboard housing the gas boiler.

FITTED KITCHEN

9'6" x 8'6" (2.90 x 2.61)

Situated to the rear elevation and fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, partially tiled walls & tiled flooring, gas hob, integrated oven, sink and drainer unit, plumbing for washing machine double glazed window overlooking the rear gardens.

BEDROOM 1

12'11" plus bay x 11'3" (3.95 plus bay x 3.45)

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

BEDROOM 2

10'3" x 8'2" (3.13 x 2.51)

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

SHOWER ROOM

6'9" x 6'2" (2.07 x 1.90)

Fitted with a modern three piece shower suite comprising; walk in shower enclosure with overhead mixer shower, low level wc and vanity wash basin/unit. Tiled elevations, ceiling lighting, double glazed frosted window.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 3

12'2" x 11'10" (3.72 x 3.62)

Double glazed window to the side elevation, wash basin, radiator panel & ceiling light point.

BATHROOM

10'0" x 7'8" (3.06 x 2.34)

Fitted with a modern suite comprising; panelled bath and low level wc. Partially tiled elevations, ceiling lighting.

EXTERIOR

PARKING

The front of the property is wall enclosed with parking provided by a flagged drive/parking area. Timber gates lead to a further covered parking area/car port, with a single garage and workshop beyond.

GARDENS

The front garden is low maintenance with ornamental flower and shrub borders.

To the rear of the property is a fence enclosed private garden area which is larger than anticipated and provides excellent outdoor living space. A paved patio/seating area is located directly to the rear of the main accommodation. The remainder of the garden area is mainly laid to lawn with sell stocked and mature flower, shrub and tree borders, greenhouse and further hardstanding area.

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 pitched roof

VIEWING BY APPOINTMENT

GROUND FLOOR
1209 sq.ft. (112.4 sq.m.) approx.

FIRST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1702 sq.ft. (158.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements, dimensions, areas and any other items are approximate and no responsibility is taken for any errors or omissions. They plan is for guidance purposes only and should be used as such for any prospective purchaser. The actual layout and dimensions may vary and are subject to change without notice. Made with SketchUp (2024)

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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