



*BW*  
BRIGHOUSE  
WOLFF

36 Brooklands., Ormskirk, L39 2HD  
**Reduced To £179,500**





A well presented two Bedroom semi detached house which is situated in a sought after cul-de-sac location within close proximity of the heart of historic Ormskirk.

Situated just off Burscough Street in Ormskirk, the property is ideally located within close proximity of Ormskirk railway and bus stations which are located within walking distance and provide direct access into Liverpool City Centre. Ormskirk town centre with its wide variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital, Primary and high schools.

The A59 and M58 both of which provide excellent transport links are located within a short drive. as are Edge Hill University, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities.

The accommodation which is well presented throughout and provides a spacious, bright and flexible layout briefly comprises; Entrance hallway, lounge, modern fitted kitchen, and generous conservatory to the ground floor. To the first floor are two well proportioned bedrooms and family bathroom suite, whilst to the exterior are private gardens to the front and rear and driveaway and single garage parking.

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

Please contact us today to arrange a convenient time to view.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Provides access into all accommodation. Upvc front door, ceiling light point,

#### LOUNGE

20'1" x 11'11" max (6.14 x 3.65 max)

With double glazed window to the front elevation, solid fuel log burning stove with marble heath and inset, led feature lighting, TV Ariel point, ceiling light points, stairs lead to the first floor, under stairs storage cupboard and coved ceiling.

#### FITTED KITCHEN

11'11" x 7'10" (3.65 x 2.41)

A light breakfasting kitchen area fitted with a comprehensive range of wall and base units finished in white, together with contrasting dark work surfaces, tiled flooring and splash backs. Gas hob, double oven, stainless steel sink and drainer unit, plumbing for washing machine, double glazed window and door leading into the conservatory.

#### CONSERVATORY

13'2" x 9'2" (4.03 x 2.80)

Upvc double glazed windows and double doors, radiator panel, ceiling lighting and fan combined.

### FIRST FLOOR

#### STAIRS & LANDING

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

## BEDROOM 1

11'11" x 11'3" (3.65 x 3.44)

Double glazed window to the rear elevation, airing/linen cupboard, radiator panel & ceiling lighting.

## BEDROOM 2

11'11" x 9'9" (3.65 x 2.99)

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

## BATHROOM SUITE

6'11" x 6'0" (2.11 x 1.85)

Fitted with a white three piece bathroom suite comprising; panelled bath with overhead shower, low level wc and wash basin. Tiled walls and flooring, double glazed frosted window.

## EXTERIOR

### DRIVE & GARAGE

The property benefits from a block paved driveway directly to the front of the property and in addition has a single garage with up and over door with additional car parking space to the front.

### GARDENS

The rear gardens provide excellent outdoor living space and are mainly laid to lawn. The gardens are fence enclosed with a flagged patio/seating area to the rear of the main accommodation and ornamental flower, shrub and tree borders.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

West Lancs. Council 2024/25

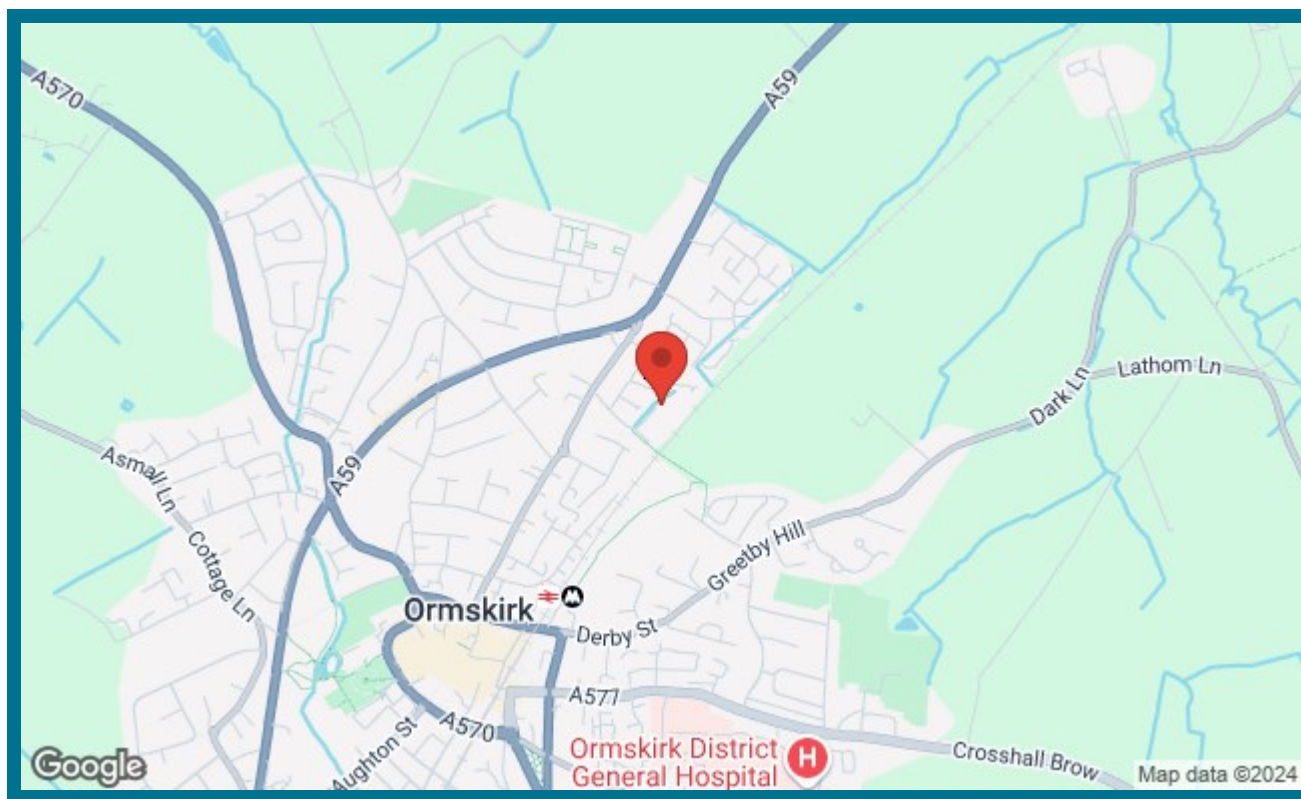
Band: B

Charge: £1736.83

## 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  
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 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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