



68 Halsall Lane, Ormskirk, L39 3AX  
£194,950







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A well presented two Bedroom garden fronted terraced house which is situated in a sought after location within easy access of historic Ormskirk and it's associated amenities.

Situated just off the A59 County road 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 M58 which provides excellent motorway transport links is located within a short drive at nearby Bickerstaffe, whilst Edge Hill University, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities as all situated close by.

The accommodation which is well presented throughout and provides a spacious, bright and flexible layout briefly comprises; Entrance hallway, lounge, dining room and modern fitted kitchen to the ground floor. To the first floor are two well proportioned bedrooms and family bathroom suite, whilst to the exterior are larger than anticipated private gardens.

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

The front door leads into a main hallway with stairs leading to the first floor and internal door access to all ground floor accommodation.

#### FRONT LOUNGE

11'3" plus bay x 10'2" (3.43 plus bay x 3.12)

Double glazed bay window to the front elevation, period fire place, timber flooring, radiator panel, coved ceiling and ceiling lighting

#### DINING ROOM

13'11" x 11'6" (4.26 x 3.51)

Double glazed double doors lead into the rear gardens, inglenook style fireplace with solid fuel effect burner/fire, radiator panel, ceiling lighting.

#### FITTED KITCHEN

20'3" x 6'0" (6.18 x 1.85)

A modern and spacious galley style kitchen area fitted with a comprehensive range of wall and base units finished in white, together with contrasting work surfaces, laminate flooring and splash back tiling. Gas cooker point with extractor chimney, stainless steel sink and drainer unit, plumbing for washing machine, double glazed windows and door leading into the gardens.

### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to a landing area with doors leading into both bedrooms.

## BEDROOM 1

13'10" x 11'3" (4.24 x 3.45)

Double glazed windows to the front elevation, period style fire place, timber flooring, radiator panel and door access to the inner hall and bathroom suite.

## BEDROOM 2

11'5" x 10'10" (3.48 x 3.32)

Double glazed window to the rear elevation, period style fire place, timber flooring, radiator panel and door access to the inner hall and bathroom suite.

## INNER HALLWAY

Connects both bedrooms with the bathroom suite via internal doors.

## BATHROOM SUITE

10'11" x 6'2" (3.35 x 1.90)

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

## EXTERIOR

### FRONT

A hedge enclosed garden area provides privacy from Halsall Lane.

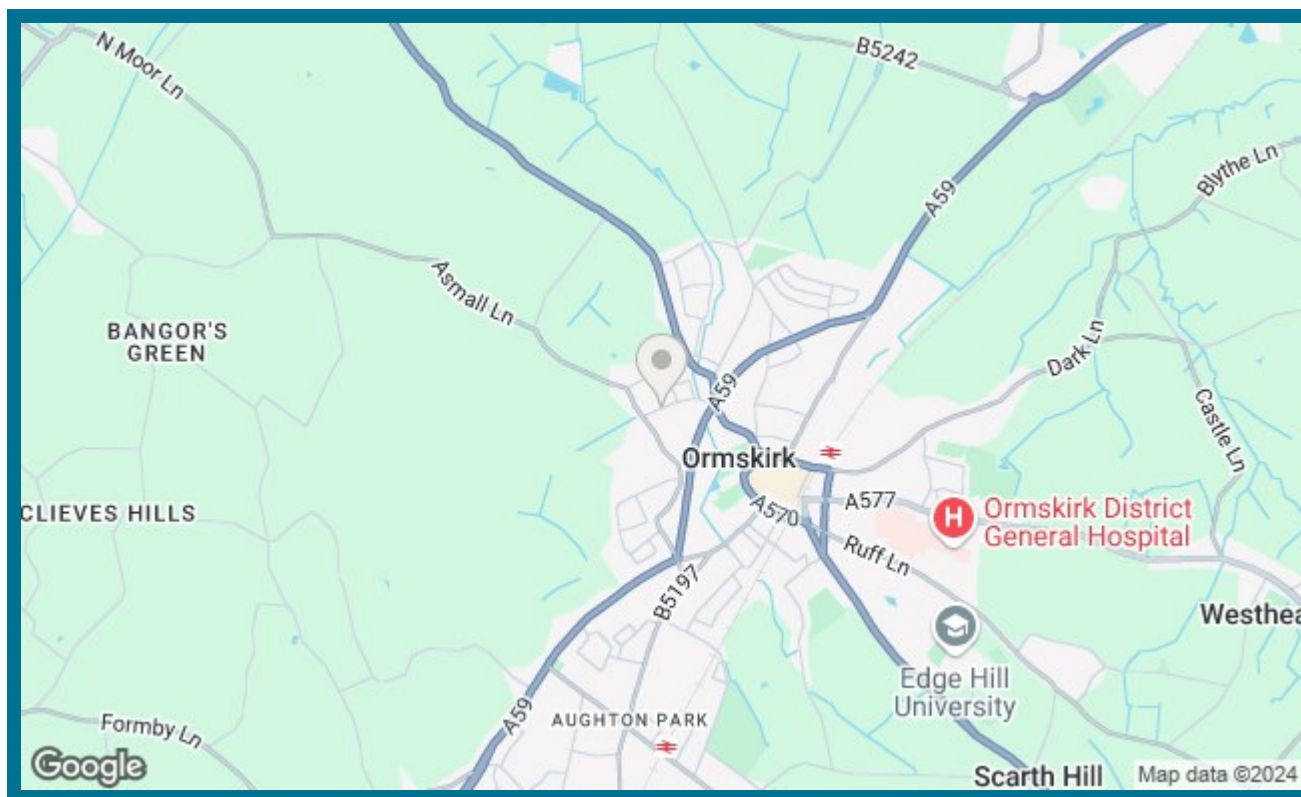
### REAR

A far larger than anticipated garden area provides excellent private outdoor living space. Directly to the rear of the property is a wall enclosed paved yard area. Beyond this is a shared rear pathway which provides bin access with neighbouring properties.

Beyond these areas, is a well stocked and spacious rear garden area which is mainly laid to lawn, hedge enclosed with mature slower, shrub and tree borders and a timber built garden shed to the far rear.

## 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.



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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>85</b>
	<b>66</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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







