



BRIGHOUSE  
WOLFF

19. Brighthouse Close, Ormskirk, Lancashire L39 3NA  
**£290,000**







An immaculately presented and extended 2 bedroom semi-detached true bungalow, which is set in a quiet and much sought after location.

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

Ormskirk town centre with its wide variety of supermarkets, shops, restaurants and bars along with its bustling twice weekly markets 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, dining/sitting room, modern fitted kitchen, two bedrooms and modern high specification shower suite.

To the exterior are private enclosed gardens to the front and rear, with off road parking provided by a more than ample driveway.

Further benefits include but are not limited to gas central heating and double glazing.

Early 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

##### ENTRANCE PORCH

Entrance door to the side aspect provides the principal access to the property.

##### HALLWAY

Entrance door, ceiling lighting, internal door access to all accommodation.

##### LOUNGE

14'6" plus bay x 11'3" (4.44 plus bay x 3.45)

A light and spacious room at the front of the property with double glazed bay window, living flame effect stove set in feature surround, ceiling lighting, tv point.

##### SITTING/DINING ROOM

14'11" x 12'2" max (4.56 x 3.72 max)

Double glazed patio doors lead into the gardens, ceiling lighting, radiator panel, open plan access into the kitchen area.

##### MODERN FITTED KITCHEN

11'11" x 8'10" (3.65 x 2.70)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, tiling and flooring. ceiling lighting and recessed downlighting, integral dishwasher, induction hob, integrated double oven, extractor chimney, inset sink and drainer units, double glazed window.

REAR PORCH

11'9" x 3'3" (3.59 x 1.01)

A recent addition providing extra internal space with Upvc double glazed windows and side door.

BEDROOM 1

13'0" x 11'3" (3.98 x 3.45)

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

BEDROOM 2

10'7" x 10'3" (3.25 x 3.13)

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

SHOWER SUITE

9'11" x 6'11" (3.03 x 2.13)

Fitted with a modern high specification three piece shower suite comprising; oversized walk in shower cubicle with overhead shower and glass screen, low level wc. with concealed cistern, vanity wash basin and units, heated towel rail, vertical radiator panel, double glazed frosted window and recessed spot lighting.

EXTERIOR

The property is situated on a North West facing plot with gardens to the front and rear.

FRONT

The front gardens and mainly laid to lawn with ornamental flower and shrub borders. External electric points

A flagged driveway to the side elevation provides off road parking for numerous vehicles.

REAR

The rear gardens are fence enclosed and provide excellent private outdoor living space. They are landscaped with a patio/seating area directly to the side of the kitchen, with well kept ornamental flower, shrub and tree borders. External electric points.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Council Tax

Band: D

Charge: £2,233.07

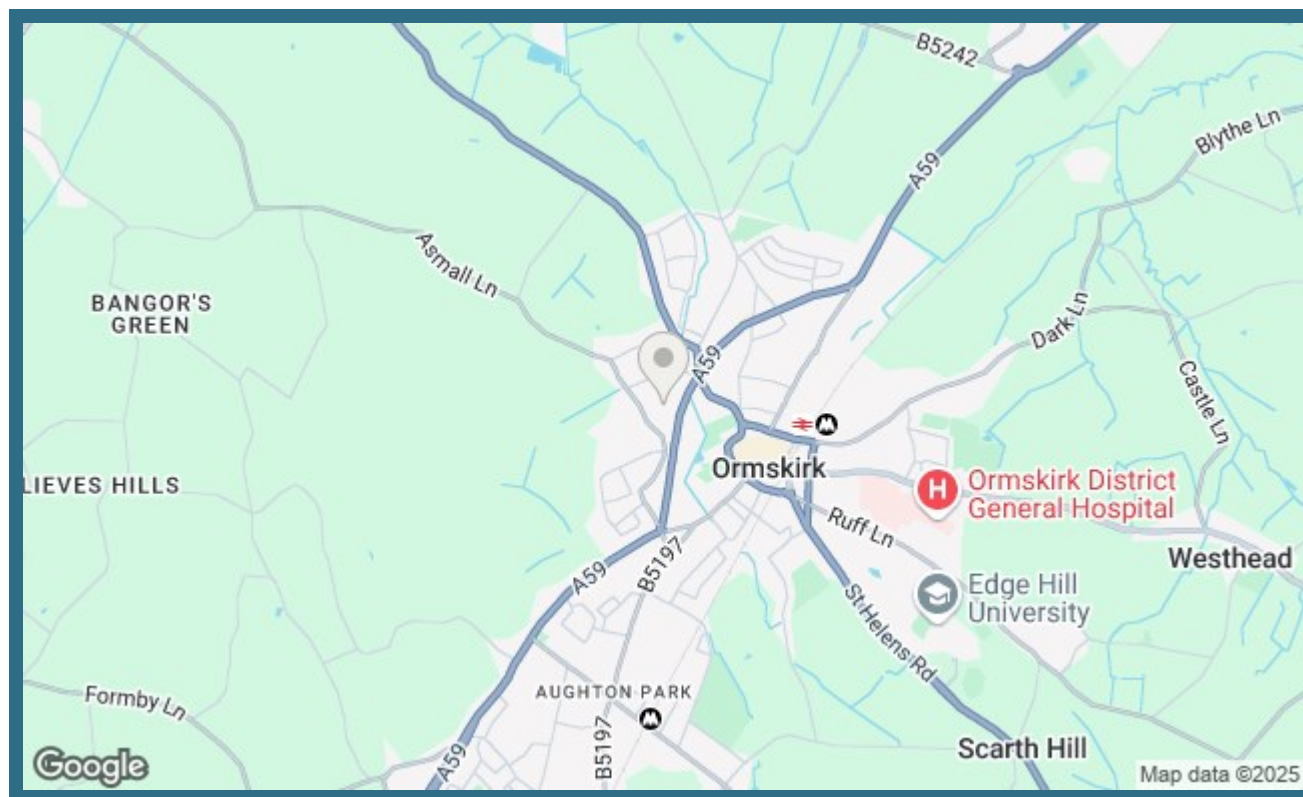
MOBILE & BROADBAND

Ultrafast Broadband is available: Download: 1800 Mbps Upload: 220 Mbps

CONSTRUCTION

Traditional with a pitched / tiled 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  
923 sq.ft. (85.7 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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		
(55-68) D	64	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 