



BRIGHOUSE  
WOLFF

43 Tower Hill, Ormskirk, L39 2EE  
£425,000



A much extended and immaculately presented traditional semi-detached family home which is set in a much sought after location within close proximity of Ormskirk town centre and a wide variety of amenities.

Early viewing is essential to appreciate the size, specification and flexibility of accommodation on offer.

Situated upon Tower Hill, just off Wigan Road, the property is ideally situated within close proximity of Ormskirk Hospital along with the town's railway and bus stations. Both the railway and bus stations provide direct access into Liverpool City Centre.

Ormskirk town centre, with its variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets are also situated within easy access.

The accommodation which is modern, much extended and neutrally decorated throughout briefly comprises; hallway, lounge, sitting/dining room, modern open plan kitchen/dining living space & utility room to the ground floor. To the first floor are three bedrooms - the master benefitting from a dressing room/office - & modern family shower en suite, whilst to the exterior are garden areas to the front & rear with off road paved parking.

Edge Hill University, Primary & Secondary Schools are also located locally. Excellent road links are provided by the nearby A59 & A570, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe.

Please call us today to arrange an early viewing and avoid the disappointment of missing out!

### ACCOMMODATION

#### GROUND FLOOR

##### HALLWAY

Principal access door into the property and internal doors to all ground floor accommodation. Stairs lead to the first floor.

##### OPEN PLAN KITCHEN/DINING/LIVING.

23'2" x 20'10" max (7.08 x 6.37 max)

A magnificent modern open plan living space to the rear elevation incorporates kitchen with high specification appliances, dining and sitting areas with bi-folding doors opening into the rear gardens. Large roof lantern provides further natural light, recessed spotlighting throughout.

##### FRONT LOUNGE

13'10" x 12'0" (4.23 x 3.66 )

Large lounge area with double doors leading through to the living space, kitchen & dining areas.

##### SITTING/DINING ROOM

11'1" plus bay x 10'4" (3.40 plus bay x 3.16)

A spacious stand alone room providing an enclosed space to the front elevation.

##### UTILITY ROOM

With plumbing for washing machine, base units with contrasting work surfaces, ceiling lighting and sink & drainer

#### FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

13'11" x 9'10" (4.25 x 3.02)

Double glazed windows to the front elevation, a modern range of built in bedroom furniture, radiator panel and ceiling lighting.

DRESSING ROOM

9'10" x 6'9" (3.01 x 2.06)

Accessed from the main bedroom area and providing a dressing area / office with various hanging areas and bedroom furniture.

BEDROOM 2

10'8" x 9'2" (3.26 x 2.80)

Double glazed windows to the front elevation, a modern range of built in bedroom furniture, radiator panel and ceiling lighting.

BEDROOM 3

10'4" x 7'10" (3.17 x 2.39)

Double glazed window to the rear elevation, radiator panel and ceiling lighting.

SHOWER SUITE

A modern and high specification shower suite comprising shower cubicle, glass shower enclosure with overhead deluge shower. Low level wc, wash basin, heated towel rail, recessed spotlighting.

EXTERIOR

FRONT GARDEN & PARKING

A wall enclosed patterned concrete parking area for several vehicles. The enclosing walls have security/night lighting. Steps lead to the main door.

REAR GARDEN

Mainly laid to lawn with fence enclosure, timber storage shed and further artificial grass patio area beyond.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: C

Charge: £1,984.95

CONSTRUCTION

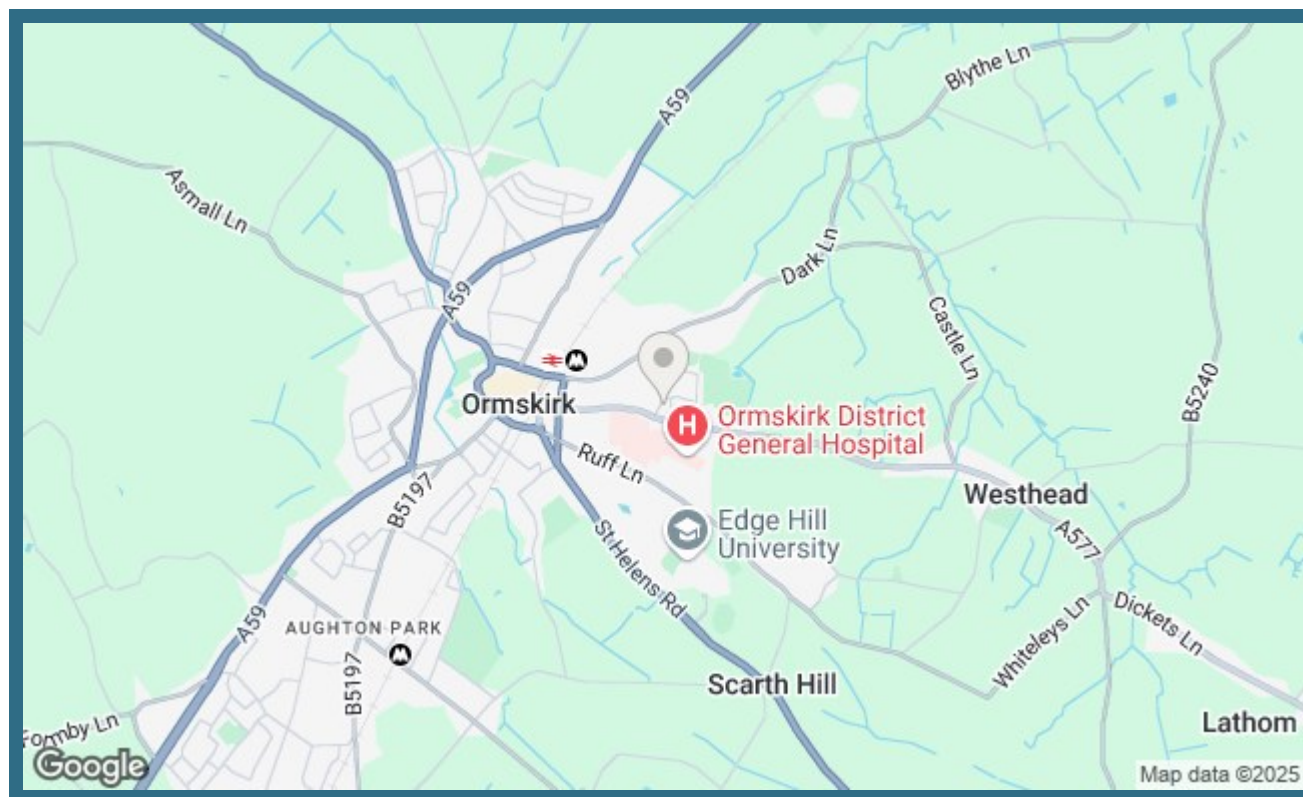
Traditional brock with pitched roofing and extension with flat roof/roof lantern.

MOBILE & BRAODBAND

Ultrafast Broadband is available: Ultrafast Highest available download speed: 1800 Mbps Highest available upload speed: 220 Mbps

Mobile signal: Limited / Likely

Information via Ofcom.



### 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.

This floor plan shows a 2-bedroom house with the following layout:

- KITCHEN/DINER/LIVING:** A large open-plan area at the top, featuring a kitchen island with a sink and four burners.
- LOUNGE:** A large open-plan area on the left side, adjacent to the kitchen/diner/living area.
- SITTING ROOM:** A large open-plan area at the bottom right, adjacent to the lounge.
- UTILITY:** A small room at the top right, containing a washing machine.
- HALLWAY:** A central hallway area with a staircase leading up, marked with an "UP" arrow.

This floor plan shows a 3-bedroom house. The layout includes:

- Bedroom 1:** A large bedroom on the left side of the plan.
- Bedroom 2:** A bedroom located at the top right of the plan.
- Bedroom 3:** A bedroom located at the bottom right of the plan.
- Dressing Room:** Located at the top left, adjacent to Bedroom 2. It contains two wardrobes, represented by dashed rectangles.
- Landing:** A central hallway area with stairs leading up and down.
- Shower Room:** Located on the right side, containing a bathtub, a toilet, and a sink.

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