



BRIGHOUSE
WOLFF

24 Croftson Avenue, Ormskirk, L39 1NJ
£265,000



A well proportioned 3 bedroom traditional semi-detached family home set in a sought after location with no chain delay.

Situated in a quiet cul-de-sac upon ever popular Croftson Avenue just off Yew Tree Road, Ormskirk, the property is ideally situated 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 provides a light and flexible layout briefly comprises; Entrance hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms and modern family shower suite, whilst to the exterior are private gardens and off road driveway parking.

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

As we envisage high levels of interest and demand from the outset, please contact us today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

HALLWAY

The front door provides access into all accommodation. Stairs lead to the first floor, large under stairs storage cupboard.

LOUNGE

13'0" x 10'2" (3.97 x 3.12)

Situated to the front of the property, Upvc double glazed window, radiator panel & ceiling lighting.

DINING ROOM

11'6" x 11'5" (3.53 x 3.50)

A very sunny room situated to the rear of the property with Upvc double glazed window, radiator panel & ceiling lighting. access to the kitchen area.

FITTED KITCHEN

16'1" x 5'4" max (4.92 x 1.63 max)

A light galley kitchen area fitted with a comprehensive range of wall and base units finished in beech, together with contrasting work surfaces and splash backs. Electric hob, integral oven, stainless steel extractor chimney and sink and drainer unit, plumbing for washing machine, double glazed window and door leading into the gardens. Gas combination boiler.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

11'6" x 11'6" (3.53 x 3.53)

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

BEDROOM 2

13'0" x 8'4" (3.98 x 2.55)

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

BEDROOM 3

7'11" x 7'7" (2.42 x 2.33)

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

SHOWER SUITE

8'5" x 5'5" (2.58 x 1.67)

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

GARDENS & PARKING

The property is situated at the head of a cul-de-sac. The front garden is fence enclosed with flagged hardstanding providing a more than ample parking area. Pathway leads to the side and into the rear gardens.

The rear gardens provide excellent outdoor living space, face in a sunny Southerly direction, are fence enclosed with a large flagged patio/seating area and slate gravelled borders.

MATERIAL INFORMATION

TENURE

FREEHOLD

CONSTRUCTION

Traditional construction with a pitched roof.

COUNCIL TAX

West Lancs. Council 2024/25.

Band: C

Charge: £1,984.95

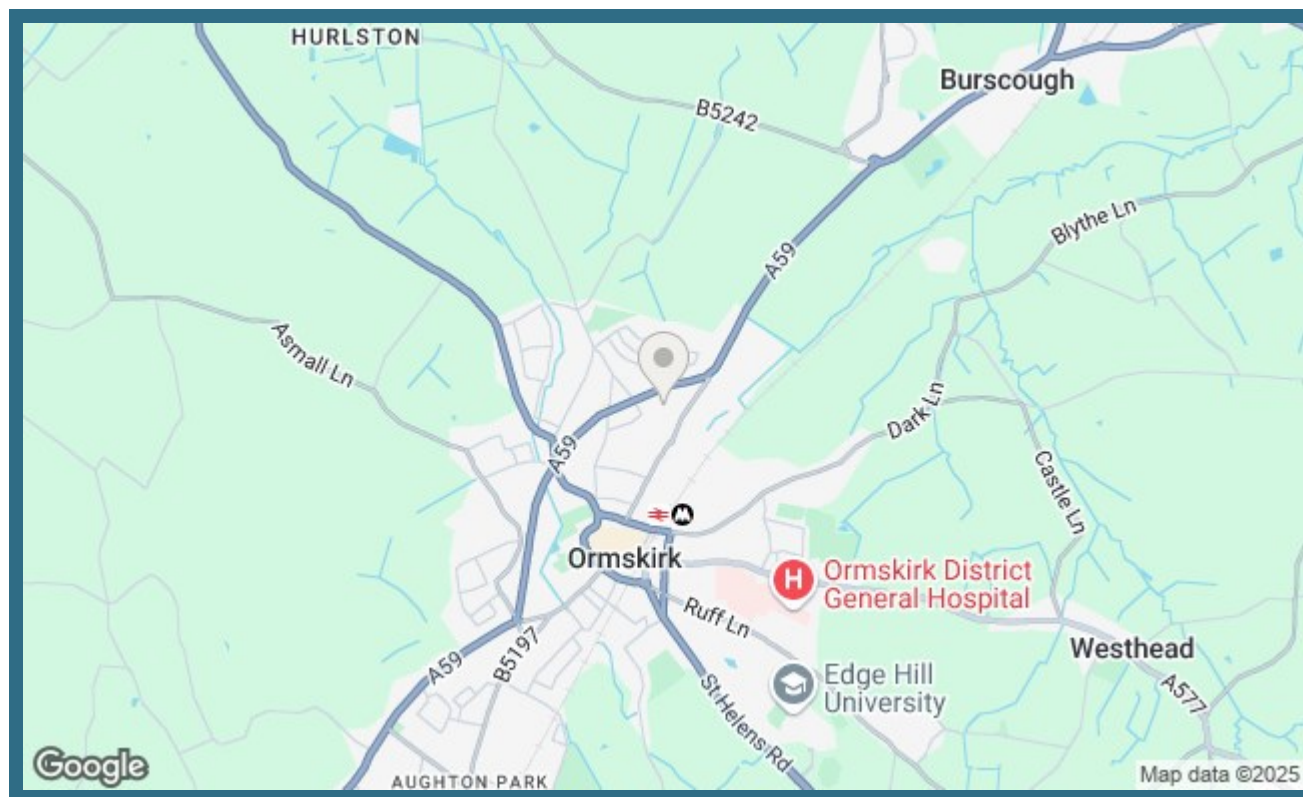
MOBILE & BROADBAND

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

Mobile signal: Limited/Likely

Information from OfCom website.

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
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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