



BRIGHOUSE  
WOLFF

38 County Road, Ormskirk, L39 1QQ  
£290,000







A well proportioned and extended traditional semi-detached family home which is set in a much sought after location close to a variety of amenities.

Situated upon County Road in Ormskirk, the property is situated within a short drive of Ormskirk Railway station which provides direct access into Liverpool City Centre and beyond.

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 nearby M58 both provide excellent transport links, whilst Edge Hill University, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities are situated locally.

The accommodation which provides a light, spacious and flexible layout briefly comprises; Entrance hallway, lounge/dining room, modern fitted kitchen and conservatory/garden room to the ground floor. To the first floor are two double bedrooms, box room, family bathroom and office space, whilst to the second floor is a further large double bedroom with en-suite shower room and walk in wardrobes.

To the exterior are extensive private gardens, the rear being particularly impressive in size with large garden room/summer house. Ample off road driveway parking is available to the front.

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

Please contact us today on 01695 580801 to arrange a convenient time to view.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

A covered entrance way with entrance door, under stairs storage cupboard, stairs leading to the first floor, ceiling lighting and access into all ground floor accommodation.

#### LOUNGE/DINER

23'4" x 11'3" plus bay (7.12 x 3.45 plus bay)

Double glazed bay window to the front elevation, tiled flooring throughout, feature fire and fire place, radiator panel, tv point, coved ceiling and ceiling lighting

#### FITTED KITCHEN

13'5" x 7'0" max (4.10 x 2.15 max)

A light kitchen area which is fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring. Integrated hob, oven and extractor hood, sink and drainer unit, plumbing for washing machine, double glazed window.

#### CONSERVATORY

9'8" x 8'8" (2.95 x 2.65)

Upvc windows and double doors leading into the gardens, tiled flooring.

### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation. Further stairs lead to the second floor bedroom suite.

**BEDROOM 1**  
11'5" x 8'6" plus bay (3.50 x 2.60 plus bay)  
Double glazed bay window to the front elevation, radiator panel & ceiling lighting.

**BEDROOM 2**  
11'3" x 8'4" (3.45 x 2.55)  
Double glazed window to the rear elevation, radiator panel & ceiling lighting.

**BOX ROOM**  
6'2" x 6'2" (1.90 x 1.88)  
Double glazed window to the front elevation, radiator panel & ceiling lighting.

**OFFICE/STUDY SPACE**  
7'10" x 6'4" (2.40 x 1.94)  
A handy office/study space is provided by this internal room with ceiling lighting.

**BATHROOM SUITE**  
6'6" x 6'1" (2.00 x 1.86)  
Fitted with a modern white three piece suite comprising; Roll top freestanding bath, low level wc and vanity wash basin and units. Tiled walls, double glazed frosted window, ceiling lighting.

**SECOND FLOOR**

**STAIRS & LANDING**  
Stairs lead to the second floor bedroom suite.

**BEDROOM SUITE**  
18'2" x 11'1" (5.55 x 3.40)  
Double glazed window to the rear, Velux style skylight, recessed spotlighting, radiator panel.

**EN-SUITE SHOWER ROOM**  
Fitted with a modern white three piece shower suite comprising; shower cubicle with overhead shower and shower screens, low level wc and wash

basin. Partially tiled walls, extractor fan, double glazed frosted window, ceiling lighting.

**WALK IN WARDROBE**  
With hanging rails.

**EXTERIOR**

**FRONT**  
A large flagged driveway provides off road parking for several vehicles. This garden area is hedge enclosed with mature tree borders.

**REAR**  
The rear gardens are particularly impressively sized, provide excellent private outdoor space and are mainly laid to lawn and fence enclosed.

The gardens include a large ornamental pond area whilst to the far rear is a large timber built summer house with double opening doors, power and light

**MATERIAL INFORMATION**

**TENURE**  
FREEHOLD

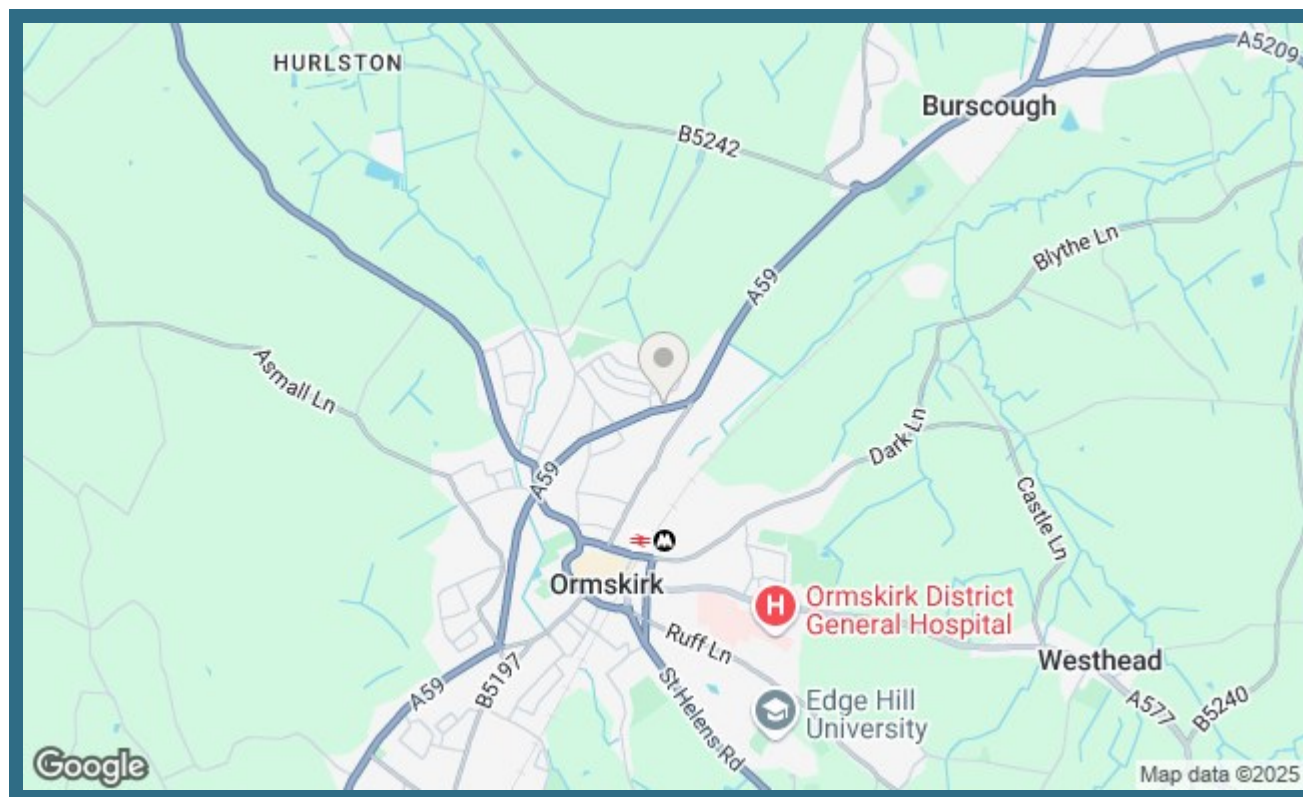
**COUNCIL TAX**  
West Lancs. Council 2024/25  
Band: C  
Charge: £1,984.95

**CONSTRUCTION**  
Traditional with a pitched roof and second floor dormer.

**MOBILE & BROADBAND**  
Ultrafast broadband is available: Highest available download speed 1800 Mbps Highest available upload speed 220 Mbps

Mobile signal: Limited/Likely/None dependant upon supplier.  
All info from Ofcom website.

**VIEWING BY APPOINTMENT**



### Important Information

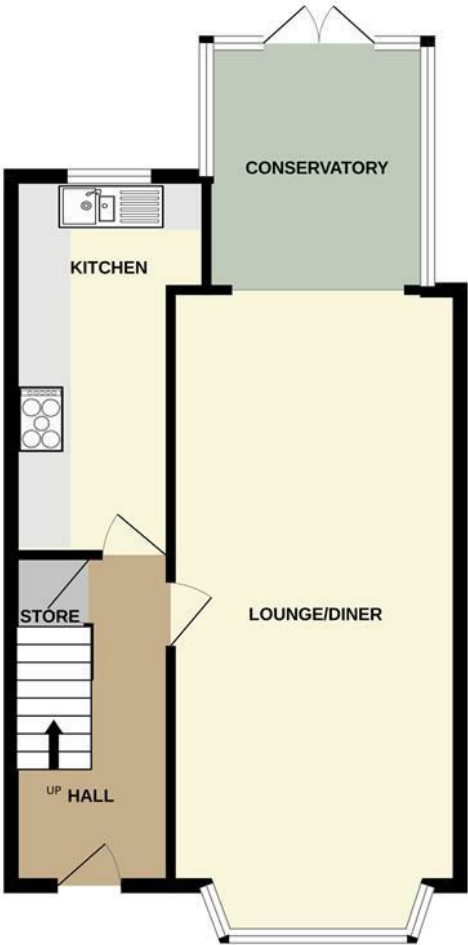
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.0 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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