



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.



A 3 bedroom bay fronted end terraced house which is located in an ever popular location within walking distance of Ormskirk town centre and its associated amenities.

Available from April 2025 on a furnished or unfurnished basis on a 6 or 12 month AST.

Set upon Southport road, this family home is ideally located for Ormskirk Railway & Bus Stations which are both set within walking distance and provide direct access to Liverpool Centre. Ormskirk town centre is also set within a short stroll and enjoys a variety of shops, schools, supermarkets, restaurants, bistro's and bars, not to mention it's bustling twice weekly markets.

The accommodation which provides a deceptively spacious layout briefly comprises; hallway, lounge, dining room and modern fitted kitchen to the ground floor. To the first floor are three bedrooms and modern bathroom suite, whilst to the second floor is a boarded loft room accessed by stairs from the landing area. To the exterior are garden/yard areas to both the front & rear.

Please note - there is no parking at this property.

The property further benefits from the addition of gas central heating & double glazing.

Edge Hill University & Ormskirk Hospital are also conveniently situated as it the A59 and M58 both of which provide excellent transport links.

As we envisage high levels of interest from the outset, early viewing is essential to avoid the disappointment of missing out on: 01695 580 801.

AVAILABLE FEB 2025

COUNCIL TAX BAND:

13 Southport Road, Ormskirk, Lancashire L39 1LN

ACCOMMODATION

GROUND FLOOR

PORCH

HALLWAY

LOUNGE

11'8" x 11'2" plus bay (3.56 x 3.41 plus bay)

DINING ROOM

12'5" x 11'7" (3.80 x 3.55)

FITTED KITCHEN

13'9" x 7'9" (4.20 x 2.37)

FIRST FLOOR

BEDROOM 1

14'11" x 11'6" (4.55 x 3.52)

BEDROOM 2

12'7" x 9'8" (3.86 x 2.97)

BEDROOM 3

14'7" x 6'11" (4.46 x 2.12)

BATHROOM SUITE

6'9" x 5'1" (2.06 x 1.56)

SECOND FLOOR

LANDING

LOFT ROOM

13'5" x 12'3" max sizes (4.10 x 3.75 max sizes)

EXTERIOR

GARDENS TO THE FRONT & REAR

MOBILE & BROADBAND

Ultrafast Broadband is available:

Highest available download speed: 1800 Mbps.

Highest available upload speed: 220 Mbps.

Mobile Signal: Likely/Limited dependant upon provider.

COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2004.77

