









59 Ludlow Drive, Ormskirk, Lancashire L39 1LE

A deceptively spacious 1 bedroom Self-contained ground floor flat available from late April 2025 on a six/twelve month tenancy unfurnished. Ideally suitable for single occupancy only.

The property is situated upon Ludlow Drive, Ormskirk and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities and is just a short drive from Ormskirk railway station, which provides excellent access into Liverpool City Centre. Access to the Motorway Network M58 / M57 is also situated at nearby Bickerstaffe, whilst Ormskirk town centre with it's wide variety of Supermarkets, shops, restaurants and bars is also very convenient. Edge Hill University, Coronation park, leisure centre and Ormskirk Hospital are also located locally.

The accommodation briefly comprises; Lounge, modern fitted kitchen, store/pantry, double bedroom & three piece bathroom suite. Off road parking is available to the front

The property further benefits from the addition of electric wall heaters & double glazing.

Early viewing is recommended to avoid the disappointment of missing out.

COUNCIL TAX BAND: A Charge: £1560.99. West Lancs. Council website.

## ACCOMMODATION

### GROUND FLOOR:

#### LOUNGE

13'10" x 13'1" (4.24 x 3.99)

#### KITCHEN

10'4" x 5'7" (3.15 x 1.72)

#### PANTRY/STORE

5'7" x 2'7" (1.72 x 0.8)

#### BEDROOM

9'4" x 9'2" (2.85m x 2.81m)

#### BATHROOM SUITE

5'10" x 5'9" (1.80 x 1.77)

#### EXTERIOR

### 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.



**20 Aughton Street, Ormskirk, Lancs, L39 3BW**

**Tel: 01695 580801**


**ormskirk@brighthouse-wolff.co.uk**

**www.brighthouse-wolff.co.uk**

GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 410 sq.ft. (38.1 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) <b>A</b>		75	77	
(81-91) <b>B</b>				
(69-80) <b>C</b>				
(55-68) <b>D</b>				
(39-54) <b>E</b>				
(21-38) <b>F</b>				
(1-20) <b>G</b>				
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		