



BRIGHOUSE
WOLFF

4 Bridge Street, Ormskirk, L39 4RH
£165,000



A 2 Bedroom garden fronted mid terraced house with no chain delay, which is set in an ever popular location close to the centre of Ormskirk.

The property is situated upon Bridge Street in Ormskirk and therefore enjoys a town centre location within close proximity of numerous local amenities. The property is a short walk from Ormskirk railway and bus stations, which provide direct easy access into Liverpool City Centre and beyond.

Access to the Motorway Network (M58) is accessed at nearby Bickerstaffe, whilst Ormskirk town centre and it's wide variety of Supermarkets, shops, twice weekly markets, restaurants and bars is also situated within walking distance.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, as is the superb Coronation Park & swimming pool/leisure centre.

The accommodation which is well presented and neutrally decorated throughout briefly comprises; hallway, lounge, sitting/dining room and modern fitted kitchen to the ground floor. To the first floor are two well proportioned bedrooms along with three piece bathroom, whilst to the exterior are private garden areas to both front & rear.

The property further benefits from the addition of and gas central heating with combination boiler and double glazed windows throughout and is an ideal opportunity for buy to let investors, first time buyers, or those who require easy town centre access.

Please contact us today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

The entrance door leads into the hallway which in turn provides access into all accommodation. Stairs lead to the first floor, ceiling light point.

LOUNGE

10'10" x 9'5" (3.32 x 2.88)

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

SITTING/DINING ROOM

14'1" x 11'0" (4.31 x 3.37)

A spacious room to the rear of the property which leads through to the kitchen area, double glazed window to the rear elevation. tv point, ceiling lighting & radiator panel. Under stairs storage cupboard.

FITTED KITCHEN

12'2" x 6'1" (3.72 x 1.86)

Situated to the rear of the property and fitted with a comprehensive range of wall and base units together with contrasting work surfaces, partially tiled walls and ceramic tiled flooring. Double glazed door leads into the rear garden, whilst a double glazed window provides generous light. Gas hob, integrated oven, Vaillant gas central heating boiler, sink and drainer unit, plumbing for washing machine and recessed spotlighting throughout.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

14'4" x 9'4" (4.37 x 2.85)

A spacious main bedroom situated to the front of the property with two double glazed windows to the front elevation, radiator panel & ceiling lighting.

BEDROOM 2

12'4" x 9'1" (3.77 x 2.78)

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

BATHROOM

8'3" x 6'8" (2.54 x 2.04)

Fitted with a modern three piece suite in white comprising; panelled bath with overhead shower, low level wc, wash basin, tiled elevations, ceiling lighting, double glazed frosted window.

EXTERIOR

FRONT

The property is elevated from the road side which adds privacy to the front of the property. A small garden area with ornamental flower and shrub borders, brick built wall and flagged paths.

REAR

Situated to the rear of the property is a wall enclosed garden/yard area which faces in a sunny south westerly direction and provides ample private outdoor living space. The garden area is mainly gravelled for low maintenance and a gate which leads into the rear alley area.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2024/25

Band: B

Charge: £1,736.83

CONSTRUCTION

Traditional - Brick with a pitched roof.

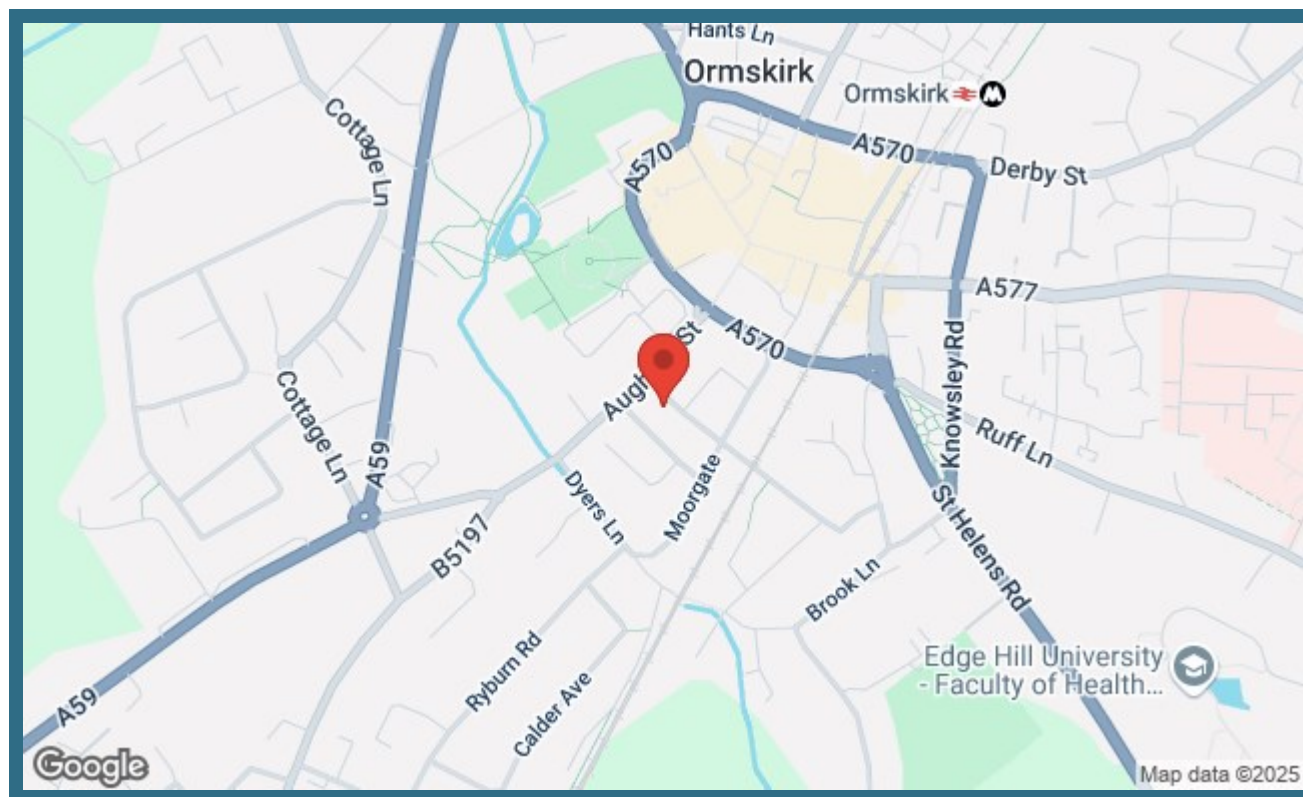
MOBILE & BROADBAND

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

Mobile Signal: Likely

Information from Ofcom website.

VIEWING BY APPOINTMENT



Important Information

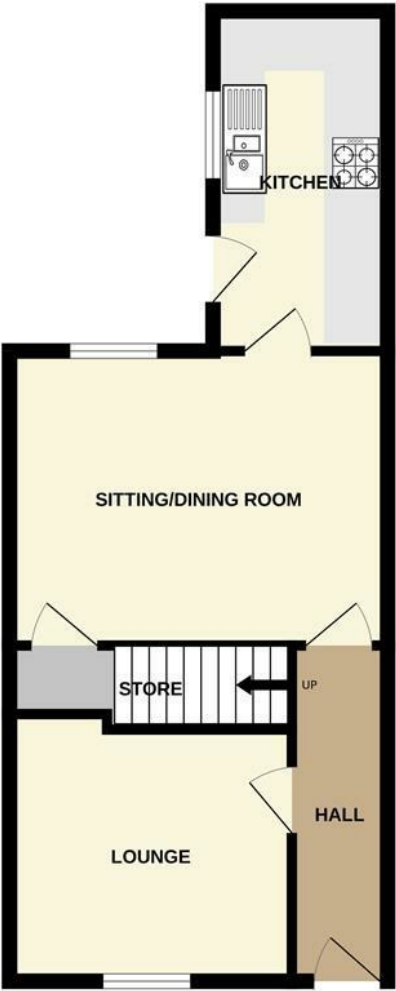
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

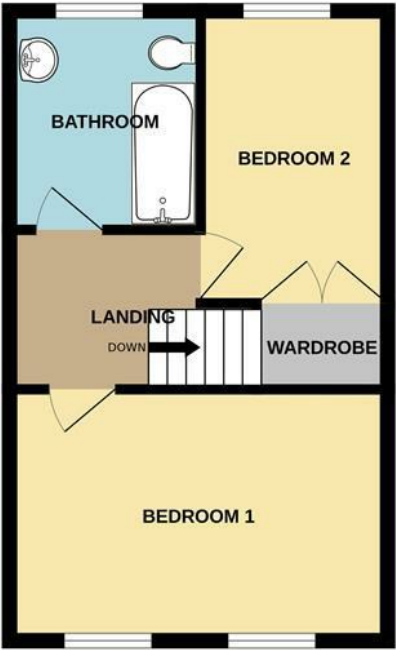
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

