



BRIGHOUSE
WOLFF

15, Marians Drive, Ormskirk, L39 1LG
£279,950



An extended 3 bedroom semi-detached family house which is well presented throughout and situated in a sought after and ever popular location.

The property is located upon Marians Drive in Ormskirk and therefore enjoys a desirable location whilst being situated close to a variety of local amenities. The property is within a short drive or brisk walk of Ormskirk railway and bus stations both of which provide direct easy access into Liverpool City Centre and beyond.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe. Ormskirk town centre with it's wide variety of Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated within a short distance.

The accommodation which has been extended and provides a light, well proportioned and flexible layout briefly comprises; Entrance hallway, lounge, open plan modern fitted kitchen/diner & sitting room extension the ground floor. To the first floor are three bedrooms and modern family bathroom suite, whilst to the exterior are well proportioned private gardens to the front and rear as well as off road driveway parking for several cars.

Further benefits include but are not limited to gas central heating & double glazing.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the lounge and remainder of ground floor accommodation.

LOUNGE

11'9" plus bay x 11'1" (3.60 plus bay x 3.40)

A light and spacious room at the front of the property with double glazed window to the front elevation, feature stove effect fire set inset fire place, oak coloured flooring, open plan access into the kitchen and dining areas, recessed spotlights and ceiling lighting, tv point.

KITCHEN/DINER

17'6" x 7'5" (5.35 x 2.28)

Fitted with a modern and comprehensive range of wall and base units together with contrasting timber work surfaces and Oak effect flooring. recessed downlighting, ceramic hob, integrated oven, plumbing for washing machine, double glazed door to the side elevation.

SITTING ROOM EXTENSION

15'3" x 13'2" (4.65 x 4.02)

Situated to the far rear of the accommodation and providing a modern living arrangement. Double doors lead into to the kitchen/dining area, double glazed windows and double doors lead into the gardens, beach effect flooring, recessed spotlighting & tv point.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a spacious landing area which in turn provides access into all first floor rooms.

BEDROOM 1

11'2" plus bay x 11'1" (3.41 plus bay x 3.40)

Double glazed window to the front elevation, a range of fitted wardrobes, radiator panel & ceiling lighting.

BEDROOM 2

10'2" x 9'4" (3.12 x 2.86)

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

BEDROOM 3

8'2" x 7'1" (2.51 x 2.16)

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

BATHROOM SUITE

6'11" x 5'9" (2.13 x 1.77)

Fitted with a modern white three piece bathroom suite comprising; panelled bath with overhead shower and shower screen, vanity wash basin with unit below, stainless steel heated towel rail, tiled elevations, double glazed frosted window and ceiling lighting.

EXTERIOR

With off road block paved driveway parking for several vehicles to the front.

The property is situated on an ample plot with gardens to the front and rear. The rear gardens which are larger than anticipated, are fence enclosed and provide excellent private outdoor living space. Directly behind and to the side of the main accommodation are timber decked patio/seating areas and a recently erected home/garden office with power, light, door and window. The remainder of the garden is mainly laid to lawn with will stocked ornamental flowers and shrub borders.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2081.33

MOBILE & BROADBAND

Broadband:

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

Mobile Signal:

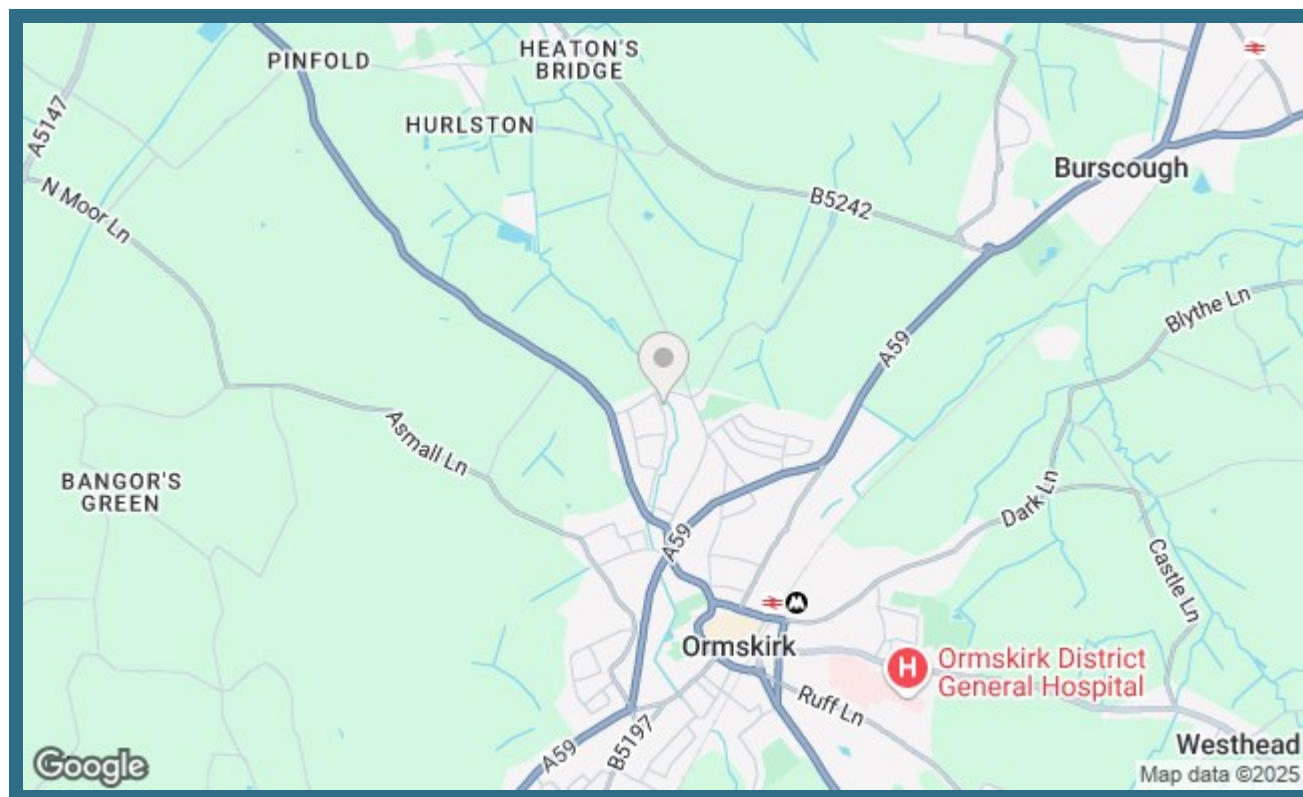
None/Limited/Likely dependant upon provider.

Information from Ofcom website

CONSTRUCTION

Brick with a pitched roof.

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.

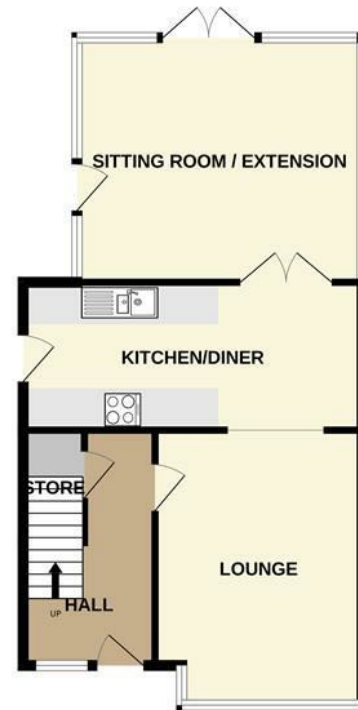
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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
700 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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