



BRIGHOUSE
WOLFF

25 Colinmander Gardens, Ormskirk, L39 4TE
£285,000



A well presented 3 bedroom semi-detached family house which is situated in a sought after location with panoramic rear gardens and set over looking Colinmander green to the front.

The property is located upon Colinmander Gardens in Ormskirk and therefore enjoys an ever popular location whilst being situated close to a variety of local amenities. . The property is within a short drive or brisk walk of Aughton Park railway station and Ormskirk rail & bus stations, 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 is well presented throughout provides a light, well proportioned layout and briefly comprises; Entrance porch, hallway, lounge, modern fitted kitchen, dining room & conservatory room the ground floor. To the first floor are three bedrooms, modern shower suite and separate wc, whilst to the exterior are very well proportioned private gardens - with the rear being particularly well proportioned. Shared drive leading to a brick built garage.

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

Please contact us today to arrange a convenient time to view this lovely family home.

ACCOMMODATION

GROUND FLOOR

PORCH

Entrance door and windows leads into the hallway.

HALLWAY

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

LOUNGE

13'11" x 10'9" (4.26 x 3.30)

A light and spacious room at the front of the property with double glazed window to the front elevation, feature inset fire ceiling lighting, radiator panel, tv point.

DINING ROOM

13'2" x 10'0" (4.02 x 3.06)

Double glazed double doors and windows to the rear elevation, feature fire place, ceiling lighting & radiator panel.

FITTED KICTHEN

12'11" x 6'7" (3.96 x 2.01)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring. ceiling lighting, ceramic hob, integrated oven, plumbing for washing machine, double glazed windows to the side and rear elevations..

CONSERVATORY

9'7" x 8'5" (2.93 x 2.58)

Situated to the far rear of the accommodation and providing a modern

living arrangement. Doors lead into to the kitchen area and in to the gardens, tiled flooring, & radiator panel.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

14'0" x 10'1" (4.27 x 3.08)

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

BEDROOM 2

12'4" x 9'10" (3.78 x 3.02)

Double glazed window to the rear elevation provides an elevated view over the gardens and beyond, radiator panel & ceiling lighting.

BEDROOM 3

10'6" x 6'9" (3.22 x 2.06)

Double glazed window to the front elevation provides views over the green, radiator panel & ceiling lighting.

SHOWER ROOM

8'3" x 6'7" (2.52 x 2.02)

Fitted with a modern white suite comprising; oversized shower cubicle with overhead shower and shower screens, wash basin, heated towel rail, tiled elevations, double glazed frosted window and recessed spot lighting.

WC

Low level wc, double glazed frosted window, ceiling lighting.

EXTERIOR

The property is situated on a impressively proportioned plot with gardens to the front and rear. The rear gardens which are larger than anticipated provide excellent private outdoor living space. Directly behind and to the side of the main accommodation are flagged patio/seating areas, whilst the remainder of the gardens are terraced and situated in several differing areas with well kept and stocked ornamental flower, shrub and tree

borders throughout.

The front has pleasant enclosed garden area with well stocked flower, shrub and tree borders and overlooks the green to the front, whilst a shared drive leads to a larger than average brick built single garage.

MATERIAL INFORMATION

TENURE

FREEHOLD.

N.B. Please note a proportion of the rear gardens are leasehold on a 999 year lease dated 1955/1956. provided by land registry with no charges mentioned.

COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2081.33

As per WLBC website.

CONSTRUCTION

Traditional brick with a pitched roof.

MOBILE & BROADBAND

Ultrafast Broadband is available.

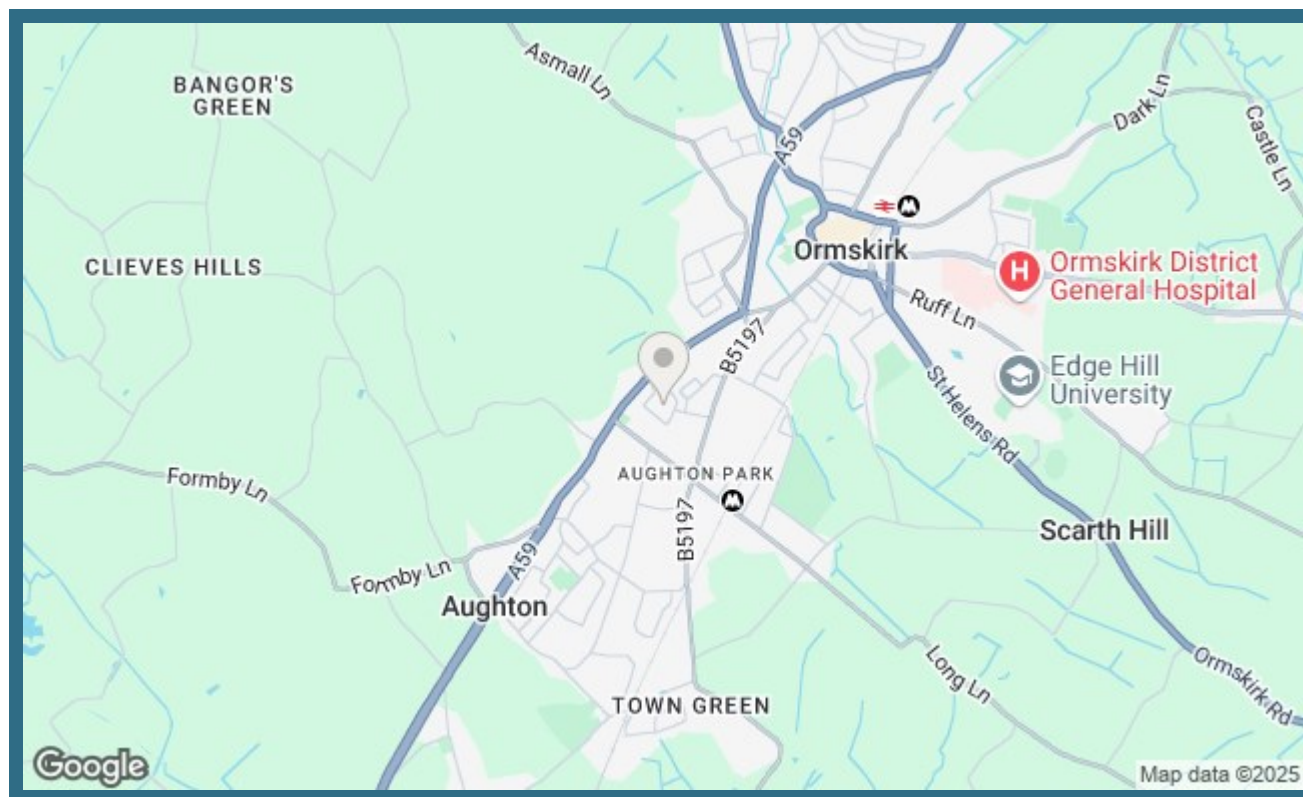
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VIEWING BY APPOINTMENT



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
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.2 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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