



BRIGHOUSE
WOLFF

41 Rutland Crescent, ORMSKIRK, L39 1LP
£1,095 Per Calendar Month



A well proportioned and extended 3 Bedroom Semi-Detached family home, which is set in a sought after location within easy access of Ormskirk town centre.

Available to Let on an unfurnished basis from July 2025 on a 6-12 month AST.

The property is located upon ever popular Rutland Crescent and therefore enjoys a pleasant location whilst being ideally situated for Ormskirk Town centre, it's associated amenities and variety of Supermarkets, shops, restaurants, bistro's and bars.

Ormskirk railway station provides easy access into Liverpool City Centre and beyond.

Edge Hill University, Coronation Park & the M58 are all located within easy access, whilst Ormskirk Hospital is also located nearby.

The accommodation which provides a spacious and flexible layout briefly comprises; Entrance porch, hallway, lounge, fitted kitchen, utility/second kitchen and extended dining room to the ground floor. To the first floor are three bedrooms and family bathroom, whilst to the exterior are well proportioned private garden areas to the front & rear - The rear facing in a sunny Southerly direction - with parking provided by an off road driveway.

Further benefits include double glazed windows & gas central heating.

Viewing is essential to appreciate the location and accommodation on offer.

ACCOMMODATION

GROUND FLOOR

PORCH

Upvc door provides access into the property.

HALLWAY

Stairs lead to the first floor, access doors to ground floor accommodation, ceiling lighting.

LOUNGE

20'0" x 10'10" (6.10 x 3.32)

A large room situated to the front of the property with double glazed window to the front elevation, open plan into the dining room, wall mounted fire, coved ceiling, ceiling lighting, radiator panel & tv point.

DINING ROOM

13'6" x 9'6" max (4.13 x 2.92 max)

Double glazed window and door to the rear elevation, access into the kitchen, radiator panel & ceiling lighting.

KITCHEN

16'2" max x 6'7" (4.95 max x 2.01)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and complimentary tiling. stainless steel sink and drainer unit, integrated cooker, ceiling lighting, double glazed window to the rear elevation.

UTILITY/ 2ND KITCHEN

14'7" x 7'2" (4.47 x 2.19)

Fitted with a comprehensive range of base units with contrasting work surfaces, gas hob, double glazed window and door, ceiling lighting.

STORAGE AREA

7'2" x 6'4" (2.19 x 1.95)

Up and over door to the front elevation, personal door leading into the utility room.

FIRST FLOOR

STAIRS & LANDING

Double glazed window to the side elevation, ceiling lighting, access to all first floor accommodation.

BEDROOM 1

14'3" x 8'6" (4.36 x 2.60)

Upvc double glazed window to the front elevation, radiator panel, ceiling lighting and a range of fitted bedroom furniture.

BEDROOM 2

12'7" x 8'6" (3.86 x 2.60)

Upvc double glazed window to the rear elevation, radiator panel, ceiling lighting and a range of fitted wardrobes.

BEDROOM 3

8'10" x 6'10" (2.71 x 2.10)

Upvc double glazed window to the front elevation, radiator panel, ceiling lighting and built in wardrobe/storage.

BATHROOM SUITE

10'6" max x 6'6" (3.21 max x 2.00)

A white four piece bathroom suite comprising; panelled bath, separate shower cubicle with overhead shower attachment, pedestal wash basin and low level W.C. Tiled elevations, double glazed frosted window, ceiling lighting.

WC

Low level wc & wash basin.

EXTERIOR

A large flagged driveway provides more than ample off road parking.

The rear gardens provide excellent outdoor living space. Directly to the rear of the main accommodation sits a large flagged patio/seating area, whilst the remainder is mainly laid to lawn, fence enclosed with raised timber planters and pagoda with timber decking.

MATERIAL INFORMATION

TENURE

FREEHOLD

CONSTRUCTION

Traditional - Brick with a pitched roof

COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2,081.33

MOBILE & BROADBAND

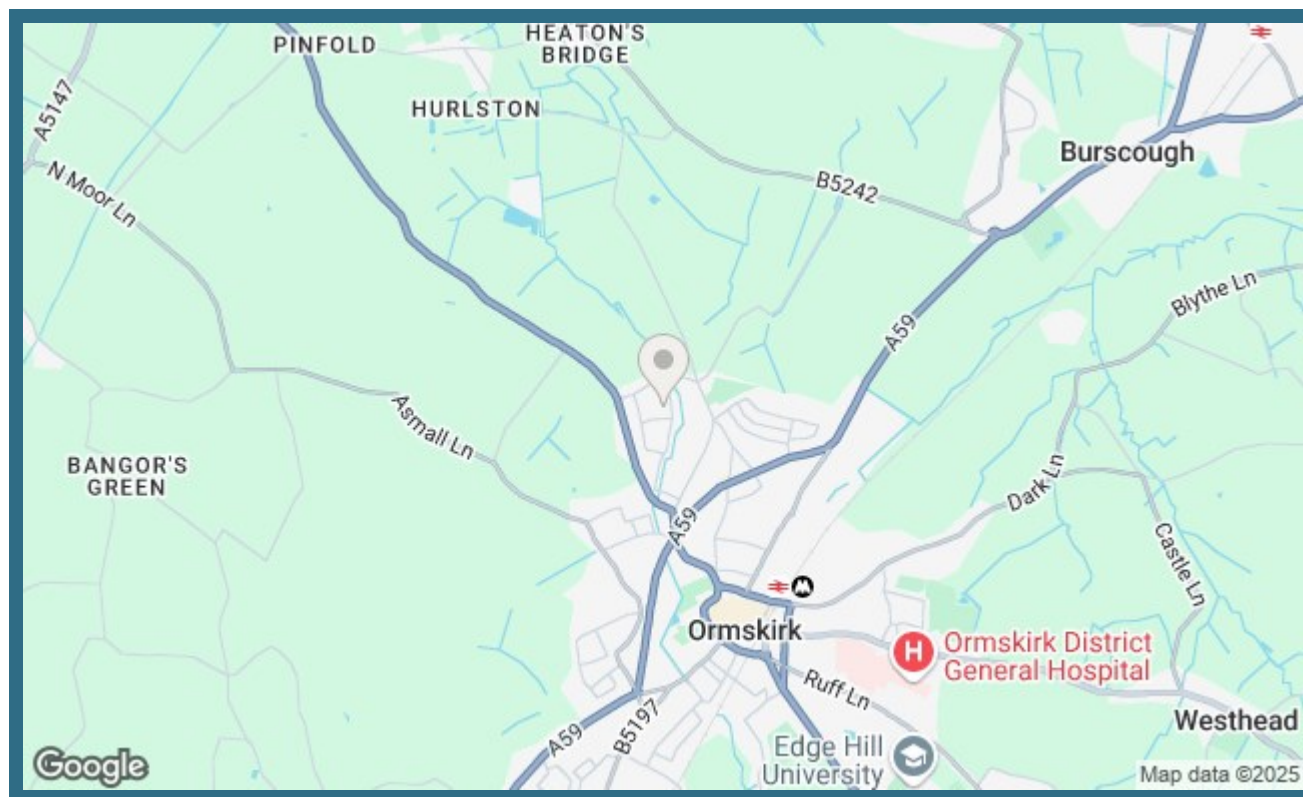
Ultrafast Broadband is available:

Highest available download speed: 1800 Mbps

Highest available upload speed: 220 Mbps

Mobile Signal: Good - Outdoor only.

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
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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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