



BRIGHOUSE
WOLFF

26 Halsall Lane, Ormskirk, Lancashire L39 3AU
£165,000



An extended and well proportioned 2 bedroom garden fronted terraced house with NO CHAIN DELAY!

The interior of the house does require some finishing/cosmetic works and provides a blank canvas for buy to let investors or first time buyers alike.

Situated upon Halsall lane Ormskirk, the property is ideally situated within close proximity of Ormskirk rail and bus stations which provide direct access into Liverpool City Centre. Ormskirk town centre with its variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated within easy access.

The A59 and M58 both of which provide excellent transport links are located within a short drive. as are Edge Hill University, Coronation Park, Ormskirk Hospital and a wide variety of further amenities.

The accommodation briefly comprises: Entrance vestibule, Entrance Hallway, Lounge, Dining Room, fitted Kitchen and Utility Room/W.C. to the ground floor. To the first floor are 2 Bedrooms and modern family bathroom suite, whilst to the exterior, the front has a small wall enclosed garden area, whilst to the rear of the property is a wall enclosed yard area and further detached garden area.

Further benefits include gas central heating & double glazing.

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

ACCOMMODATION

GROUND FLOOR:

ENTRANCE VESTIBULE

Upvc main entrance door with access through to Hall.

ENTRANCE HALLWAY

Provides access to all ground floor accommodation and stairs to first floor.

DINING ROOM

10'11" x 9'1" (3.34 x 2.77)

With Upvc double glazed window to the front elevation. Radiator panel and ceiling light point. Under stairs storage cupboard. Access through to the Lounge.

LOUNGE

14'5" x 11'1" (4.41 x 3.40)

With Upvc double glazed window to rear elevation. Timber flooring, radiator panel, television point and ceiling light point.

FITTED KITCHEN

9'11" x 7'3" (3.04 x 2.22)

Fitted with a range of wall and base units together with contrasting work surfaces, electric hob and oven and stainless steel sink and drainer unit. Integrated dishwasher and free standing fridge and freezer. Gas combination boiler.

UTILITY/WC

7'3" x 4'2" (2.22 x 1.29)

Plumbed for washing machine. Low level w.c., vanity wash hand basin and unit. Upvc frosted double glazed window. Part tiled elevations.

FIRST FLOOR:

STAIRS & LANDING

Stairs lead to a landing area which in turn provides access to all first floor accommodation

BEDROOM 1

14'5" x 9'0" (4.41 x 2.75)

Upvc double glazed window to the front elevation, radiator panel and ceiling light point.

BEDROOM 2

Upvc double glazed window to the rear elevation, built in wardrobe/storage, radiator panel and ceiling light point.

MODERN BATHROOM

7'11" x 6'5" (2.42 x 1.96)

Fitted with modern white 3 piece bathroom suite comprising of panelled bath with bath shower mixer tap and glass shower screen, low level w.c. and wash basin. Tiled elevations Upvc double glazed frosted window and ceiling light point.

EXTERIOR

FRONT

The front elevation has a small wall enclosed garden area, with ornamental flower and shrub borders.

REAR

The rear of the property has a yard area situated directly to the rear of the main accommodation.

A further detached garden area is located beyond. The garden is mainly laid to lawn, hedge and fence enclosed with flower and shrub borders.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2025/26

Band: B

Charge: £1821.17

CONSTRUCTION

Traditional with a pitched roof

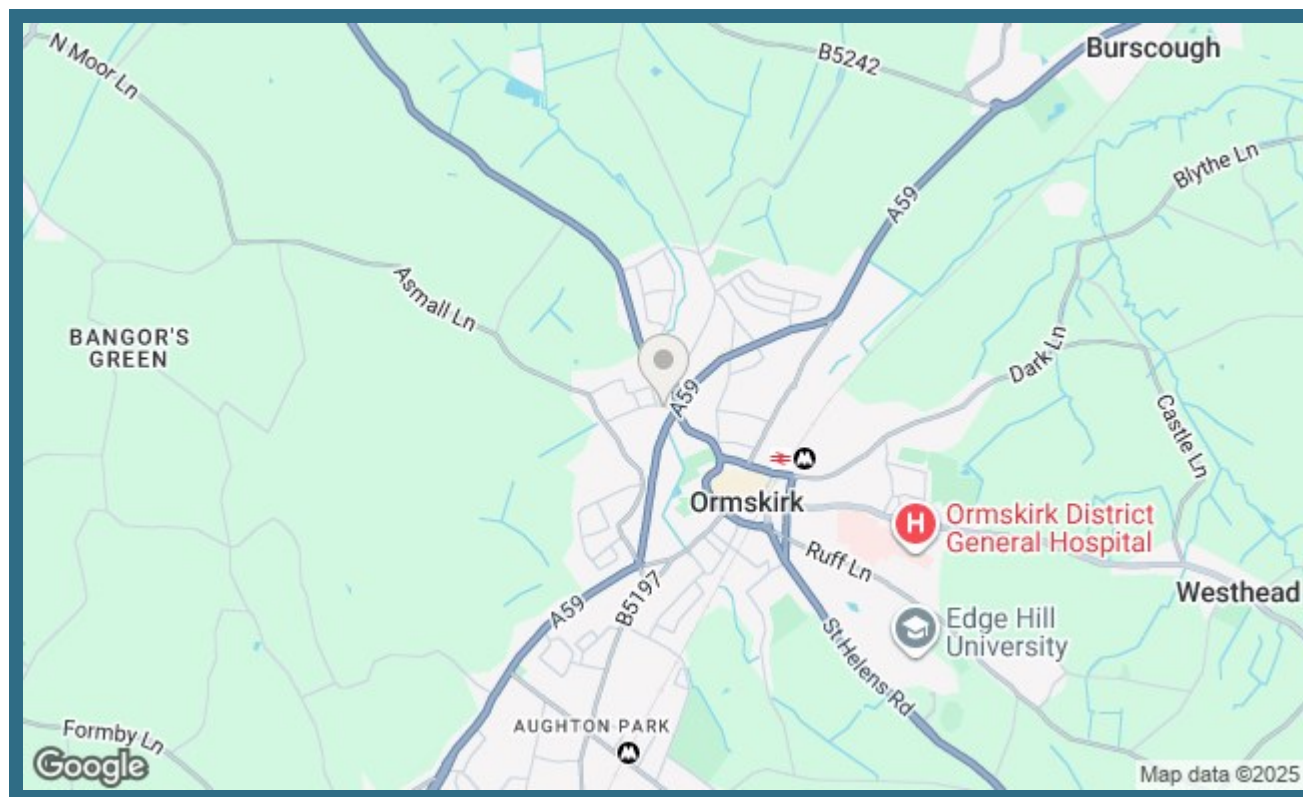
MOBILE & BROADBAND

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

Mobile Signal: Good Outdoor - Variable in-home.

(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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(81-91) B		
(69-80) C		
(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	



