



A charming 2 bedroomed, garden fronted mid terraced house which is located within close proximity of Ormskirk Town Centre.

Available mid November 2025, on an unfurnished basis.

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

The property is a short walk from Ormskirk railway and bus stations, both of which provide 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 situated within a short walk.

The accommodation briefly comprises; Lounge, fitted dining kitchen & modern shower suite/wc to the ground floor. To the first floor are two bedrooms and bathroom suite, whilst to the exterior are garden areas



**£875 Per Calendar Month**

## 16 Scarisbrick Street, Ormskirk, Lancashire L39 1QF

### DIRECTIONS

From Derby Street Ormskirk, turn left onto Burscough Street before turning second left onto Scarisbrick Street. The property can be found on the right hand side of the road and is identified by our to let board.

### ACCOMMODATION

#### GROUND FLOOR

LOUNGE	14'3" x 12'5" (4.36 x 3.80)
FITTED KITCHEN	14'7" max x 10'3" (4.45 max x 3.13)
SHOWER ROOM	7'3" x 3'4" (2.21 x 1.02)

#### FIRST FLOOR

#### STAIRS & LANDING

BEDROOM 1	14'3" x 12'4" (4.36 x 3.78)
BEDROOM 2	11'10" x 7'0" (3.62 x 2.15)
BATHROOM SUITE	8'7" x 6'9" (2.62 x 2.08)

#### EXTERIOR

#### 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.



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