



BRIGHOUSE
WOLFF

34 County Road, Ormskirk, L39 1QQ
£285,000



A three bedroom extended traditional semi-detached family home which is set in a much sought after location close to a variety of amenities.

Situated upon County Road in Ormskirk, the property is situated within a short drive of Ormskirk Rail and Bus stations, both of which provide direct access into Liverpool City Centre and beyond.

Ormskirk town centre with its wide variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital, Primary and high schools.

The A59 and nearby M58 both provide excellent transport links, whilst Edge Hill University, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities are situated locally.

The accommodation which provides a light, spacious and flexible layout briefly comprises; Entrance porch, hallway, wc, lounge, family room & dining area and modern fitted kitchen to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are extensive private gardens, the rear being particularly impressive in size with large garage with power & light. More than ample off road driveway parking is available to the front.

The property further benefits from the addition of central heating and double glazing throughout.

Please contact us today on 01695 580801 to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

PORCH

Double entrance doors provide access into the property.

HALLWAY

Entrance door, under stairs storage cupboard, stairs leading to the first floor, ceiling lighting and access into all ground floor accommodation.

LOUNGE

12'10 x 11' (3.91m x 3.35m)

Double glazed bay window to the front elevation, feature fire and marble inset fire place, radiator panel, tv point, coved ceiling and ceiling lighting.

FAMILY ROOM

11'5" x 11'3" (3.48 x 3.45)

Feature living flame fire with surround, ceiling lighting, laminate flooring, open plan to the dining area and kitchen extension.

DINING AREA

9'0" x 8'9" (2.75 x 2.67)

Double glazed windows to the side and rear, radiator panel, laminate flooring, ceiling lighting.

WC/CLOAKS

low level wc, ceiling light & frosted window.

EXTENDED KITCHEN

11'11" x 9'0" (3.65 x 2.75)

A light kitchen area which is fitted with a modern and comprehensive range

of wall and base units together with contrasting work surfaces and flooring. Integrated hob, oven and extractor hood, sink and drainer unit, plumbing for washing machine, double glazed windows and door, recessed spotlights.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

13'5 x 11'2 (4.09m x 3.40m)

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

BEDROOM 2

11'4 x 11'2 (3.45m x 3.40m)

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

BEDROOM 3

7'10 x 6'2 (2.39m x 1.88m)

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

BATHROOM SUITE

Fitted with a three piece suite comprising; panelled bath, low level wc and wash basin. Tiled walls, double glazed frosted window, ceiling lighting.

EXTERIOR

A large block paved driveway provides off road parking for several vehicles. The front garden area is hedge enclosed with mature tree borders.

The rear gardens are particularly impressively sized, provide excellent private outdoor space and are mainly laid to lawn and fence enclosed. Timber storage shed and greenhouse to the far rear.

GARAGE

The house also benefits from a larger than average garage which is

externally rendered, has an up and over door, two windows along with power & light.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2081.33
(WLBC website).

CONSTRUCTION

Standard with a pitched roof. Single storey tiled pitched roof extension to the rear elevation.

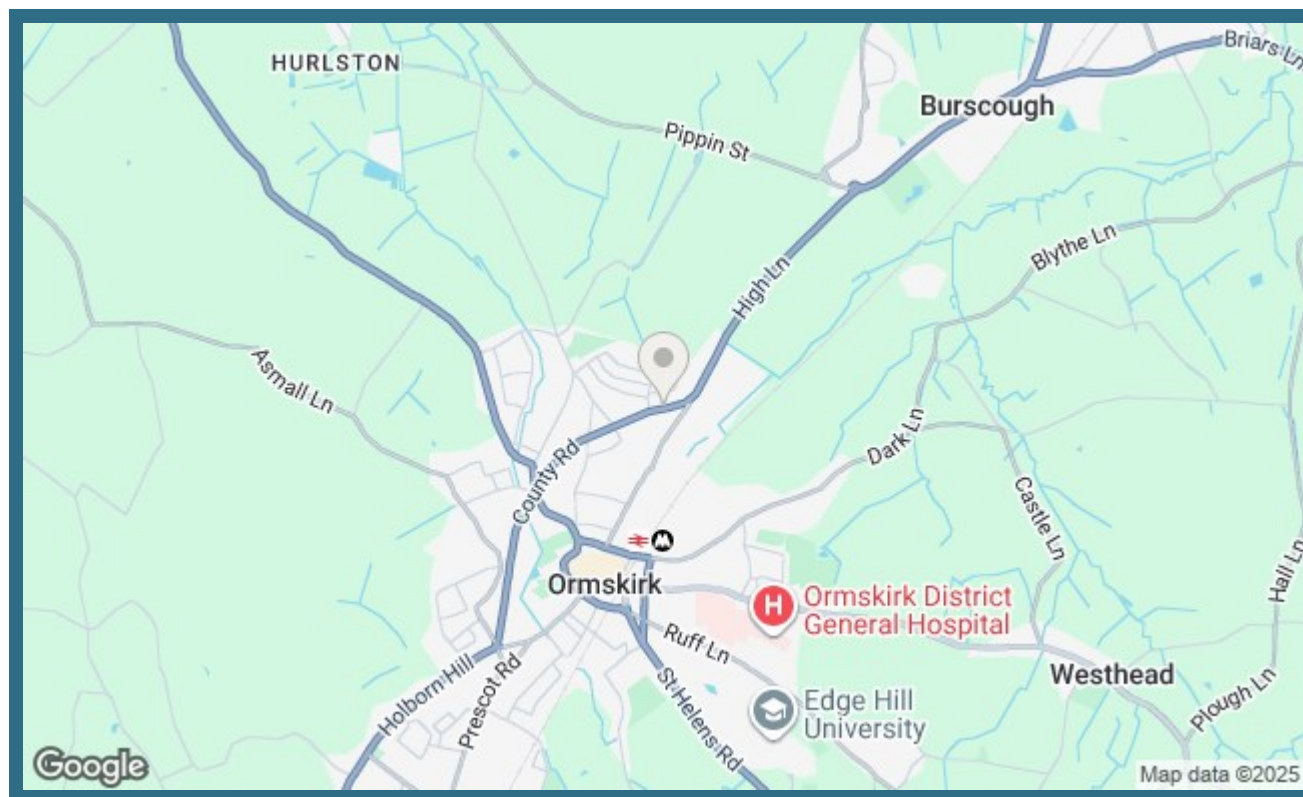
MOBILE & BROADBAND

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

Mobile Signal: Good outdoor & 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
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 1349 sq.ft. (125.3 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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1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.

