



BRIGHOUSE
WOLFF

77 Marians Drive, Ormskirk, L39 1LG
Asking Price £175,000



A 3 bedroom semi-detached family home which is set in a sought after location with no chain delay.

The house is located upon the ever popular Marians Drive in Ormskirk and therefore enjoys a desirable location whilst being situated close to a variety of local amenities. The property is within a short drive or brisk walk of Ormskirk railway and bus stations both of 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 does require some modernisation as reflected in the asking price, briefly comprises; Entrance porch, hallway, lounge and open plan fitted kitchen/diner the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are well proportioned private gardens to the front and rear as well as off road parking.

The property further benefits from double glazing and NO CHAIN DELAY!

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

.

ACCOMMODATION

GROUND FLOOR

PORCH

Entrance door and window provides access to the property.

HALLWAY

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

LOUNGE

12'7" plus bay x 11'3" (3.84 plus bay x 3.45)

A spacious room at the front of the property with bay window to the front elevation, ceiling lighting & tv point.

DINING KITCHEN

17'4" x 7'5" (5.30 x 2.28)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces. Ceiling lighting, cooker point,, double glazed windows and door.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

11'8" x 11'9" (3.56 x 3.6)

Bay window to the front elevation, built in airing/cylinder cupboard & ceiling lighting.

BEDROOM 2

12'10" x 9'2" (3.92 x 2.81)

Window to the rear elevation and ceiling light point.

BEDROOM 3

7'10" x 6'7" (2.40 x 2.01)

Window to the front elevation and ceiling light point.

SHOWER ROOM

Fitted with a three piece shower suite comprising; shower cubicle with overhead shower and shower screens, wash basin, low level wc, frosted window and light point.

EXTERIOR

The property is situated on substantial and larger than anticipated plot with gardens to the front and rear.

The front has a pleasant garden which is flagged for low maintenance and provides more than ample off road parking

The rear gardens provide excellent private outdoor living space. Directly behind the main accommodation are flagged patio/seating areas, whilst the remainder of the gardens are mainly laid to lawn and fence/hedge enclosed with ornamental borders.

MATERIAL INFORMATION

TENURE

FREEHOLD - Not Yet Registered on HMLR.

COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2081.33

CONSTRUCTION

Traditional Brick with a pitched roof.

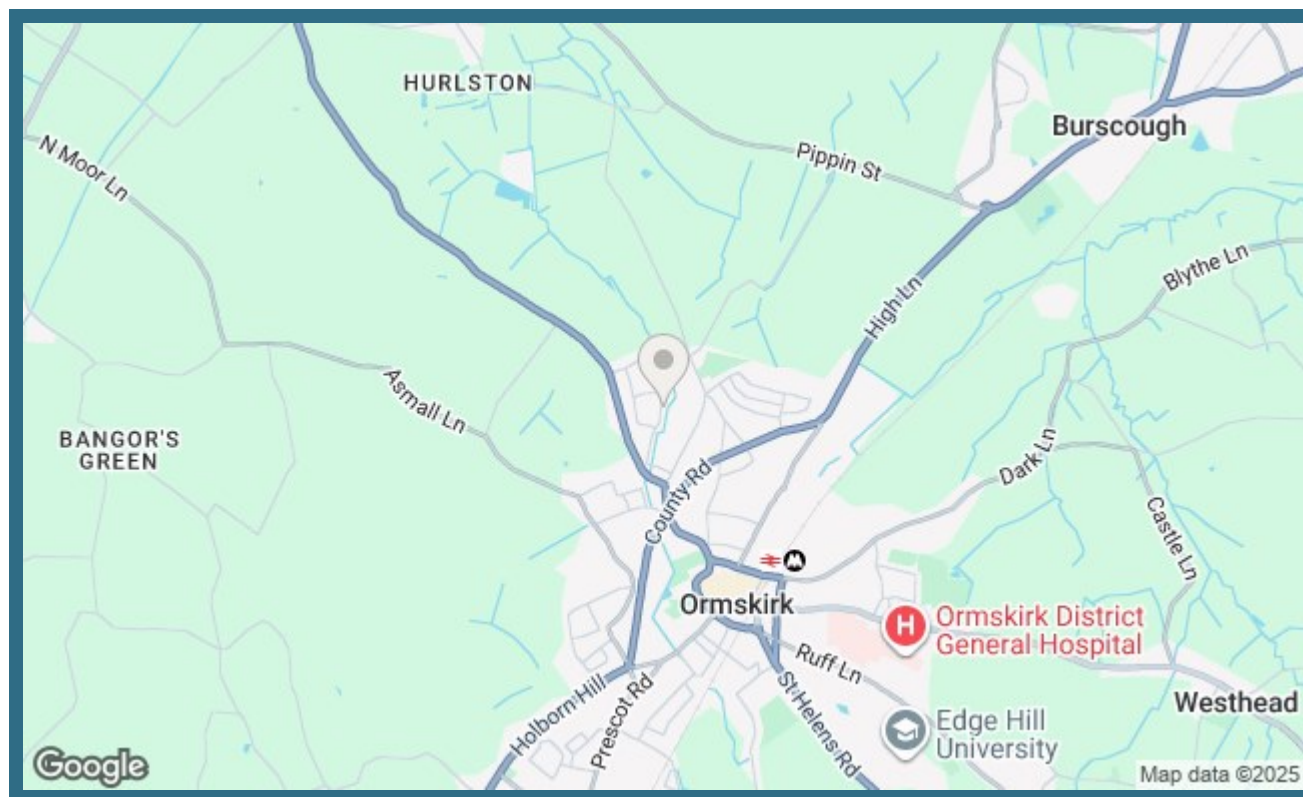
MOBILE & BROADBAND

Mobile: Good Outdoor Only.

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

Information from Ofcom website.

VIEWING BY APPOINTMENT



Important Information

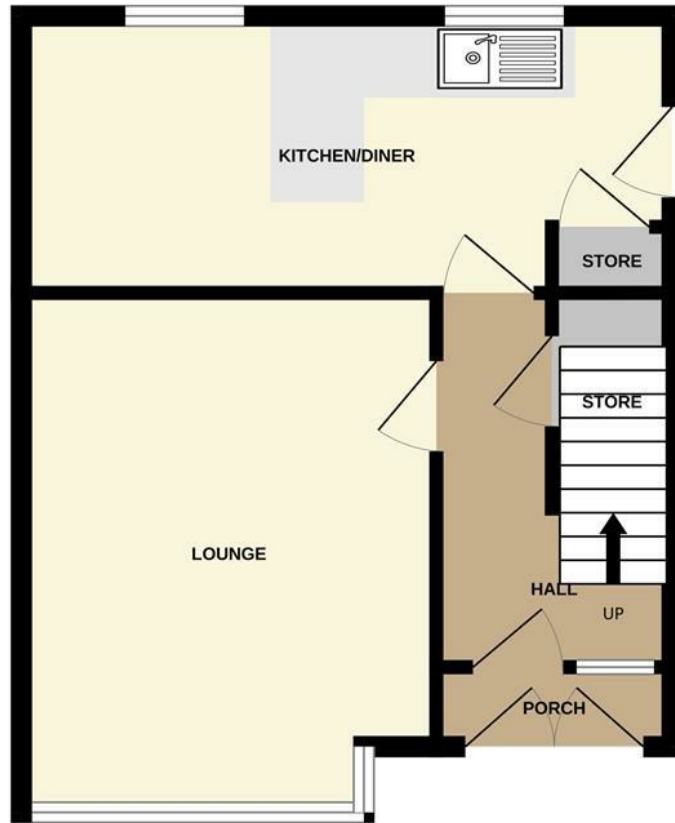
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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.
Made with Metropix ©2025

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	



