



BW
BRIGHOUSE
WOLFF

62 Ormskirk Road, Skelmersdale, Lancashire WN8 8TR

£135,000





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located in Old Skelmersdale, this delightful red brick, mid terraced house requires some updating but offers an ideal opportunity and potential to have a character home and retain some original features.

With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout ensures that each room flows seamlessly into the next.

The house features two comfortable bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is conveniently located, providing essential amenities for everyday living.

The location is particularly appealing, as it offers easy access to local amenities and transport links, making it an excellent choice for commuters and families alike. The surrounding area boasts a friendly community vibe, with parks and schools nearby, enhancing the overall appeal.

This terraced house is a wonderful opportunity for anyone looking to invest in a property with charm and potential. Whether you are a first-time buyer or seeking a rental investment, this home on Ormskirk Road is sure to impress. Don't miss the chance to make this delightful property your own.

Porch

Enclose porch with quarry tiled floor.

Entrance Hall

Stairs to the first floor

Lounge

13'2 plus bay x 11'5 (4.01m plus bay x 3.48m)

A delightful room with a bay window and wall mounted gas fire.

Dining Room

10'10 plus recess x 15'1 (3.30m plus recess x 4.60m)

A spacious reception room with wall mounted gas fire and useful under stairs store cupboard.

Kitchen

11'3 x 6'9 (3.43m x 2.06m)

The kitchen has a range of base and wall units with worktops and two double glazed windows fitted. Included are double drainer sink unit, washing machine, tumble dryer and gas cooker. Part tiled walls.

FIRST FLOOR

Landing

Large walk in store with shelving.

Bedroom 1

10'11 x 13'11 (3.33m x 4.24m)

A large double which is front facing

Bedroom 2

11'1 x 8'2 (3.38m x 2.49m)

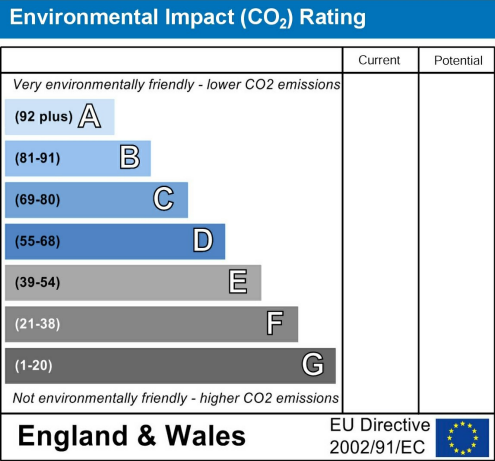
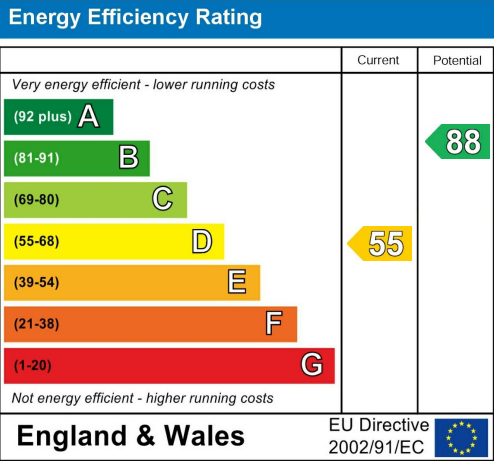
Rear facing with store cupboard.

Bathroom

Suite comprising panelled bath with screen, low level W.C. and pedestal wash basin. Part tiled walls

Outside

Small neat garden to the front with enclosed yard to the rear and off road parking, in the form of a car port. Access to the rear of the property from end of row.



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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GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 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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