



33 Brookhouse Road, Ormskirk  
£140,000

## Brookhouse, Ormskirk

This attractive three-bedroom end-terrace home is the perfect choice for families or investors alike. Offering two versatile reception rooms, a fitted kitchen, and the benefit of a downstairs shower room, it provides both comfort and convenience. Upstairs boasts three well-proportioned bedrooms and a family bathroom. Outside, the property enjoys a private and enclosed rear garden, ideal for outdoor dining and relaxation. With **no onward chain**, this is a fantastic opportunity not to be missed.

Council Tax band: A

Tenure: Freehold

- End Of Terrace
- Three Bedrooms
- Bathroom & Shower Room
- Double Glazed & Gas Central Heating
- Enclosed Rear Garden
- Outbuilding For Additional Storage
- Freehold
- No Onwards Chain



### Entrance

Front door into hallway with doors into kitchen, lounge and shower room. Window to front and laminate flooring.

### Shower Room

Three piece suite comprising corner shower cubicle with mixer shower over, vanity wash hand basin and low level WC. Partly tiled walls and window to front.

### Lounge

Doors leading to dining room and rear garden. Stairs to 1st floor.

### Dining Room

Window to rear.

### Kitchen

A good range of eye and low level units incorporating stainless steel sink and drainer unit. Freestanding hob and oven with built in extractor hood built over. Partly tiled walls, plumbed in for washing machine and storage cupboard built in. Window to front.

### Landing

Doors leading to three bedroom, bathroom and loft access.

### Bedroom One

Window to rear.

### Bedroom Two

Window to rear and built in wardrobe.

### Bedroom Three

Window to front.

### Bathroom

Three piece suite comprising panelled bath with mixer shower over and screen, pedestal wash hand basin and low level WC. Window to front and built in storage cupboard.



### **FRONT GARDEN**

Enclosed front garden mainly gravel with pathway leading to front door and outbuilding for storage.

### **REAR GARDEN**

Enclosed rear garden with patio area, lawn and planted borders. Gate to side leading to front.

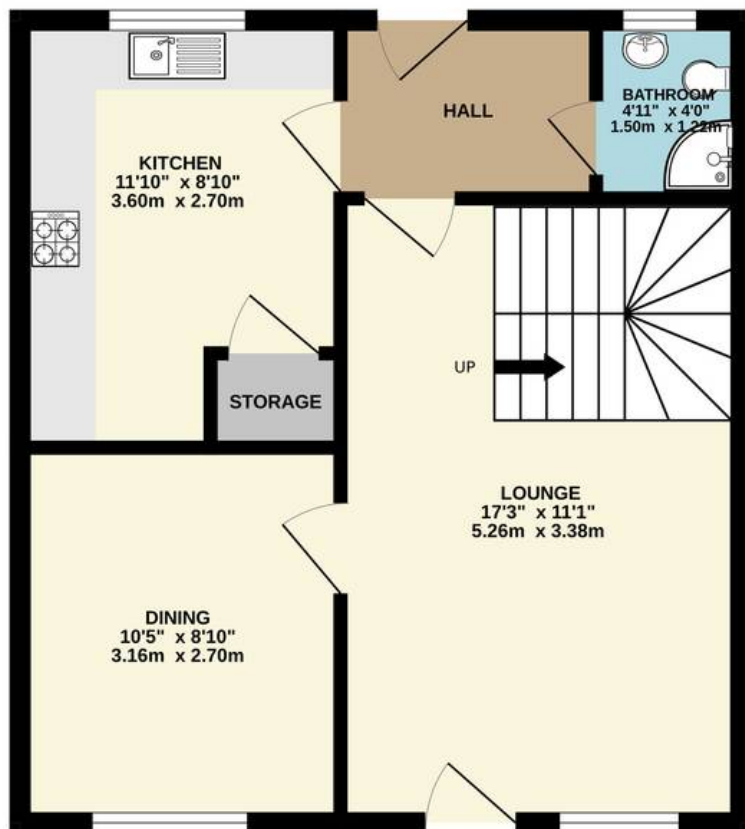
### **ON STREET**

Ample parking.

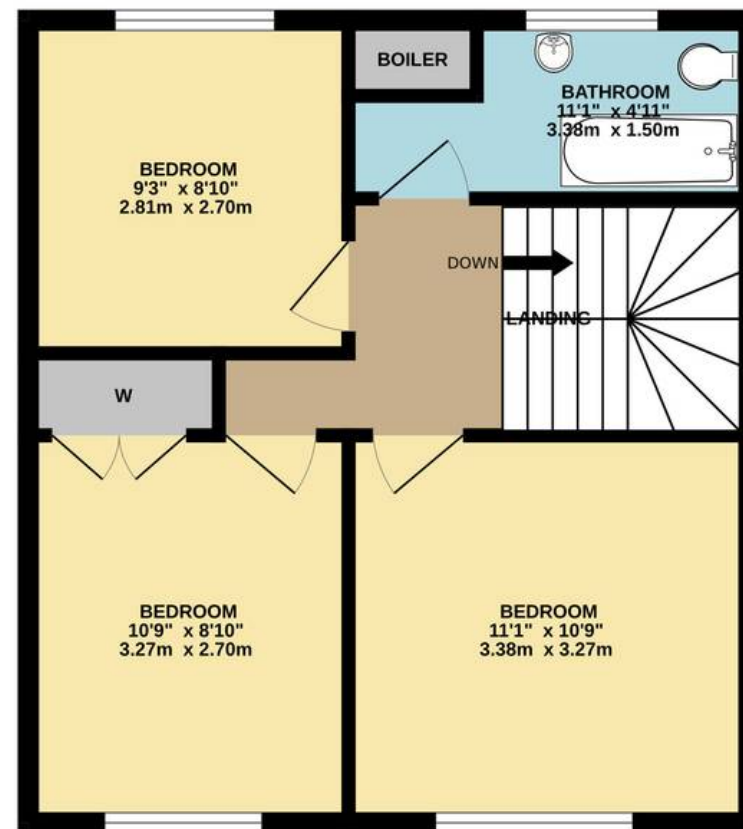




GROUND FLOOR



1ST FLOOR



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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