



BRIGHOUSE  
WOLFF

3 Grimshaw Lane, Ormskirk, L39 1PA  
Offers Over £180,000



A fully refurbished and modernised two bedroom cottage, which has a deceptively large garden and is well presented throughout. Set in a sought after and ever popular location with No Chain Delay!!

The property is located upon Grimshaw Lane 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 provides a light and flexible layout briefly comprises; Hallway, lounge, open plan modern fitted dining kitchen the ground floor. To the first floor are two bedrooms and modern bathroom suite, whilst to the exterior are very well proportioned private gardens for a property of this style - The rear facing in a sunny north westerly direction.

Further benefits include but are not limited to gas central heating & double glazing.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

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

#### LOUNGE

14'9" plus bay x 9'4" (4.51 plus bay x 2.86)

A light and spacious room at the front of the property with double glazed bay window to the front elevation, oak effect laminate flooring, feature ornamental brick built fireplace, ceiling lighting, tv point.

#### DINING KITCHEN

17'5" x 6'7" (5.32 x 2.01)

The kitchen along with the dining area provides an open plan arrangement and is situated over looking the rear gardens. Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring. recessed downlighting, ceramic hob, integrated oven, extractor chimney, 1 1/2 bowl sink and drainer, plumbing for washing machine, double glazed window rear.

### FIRST FLOOR

#### STAIRS & LANDING

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

#### BEDROOM 1

17'7" max x 9'3" max (5.38 max x 2.82 max)

Double glazed window to the front elevation, feature timber beams, radiator panel, over stairs storage cupboard & ceiling lighting.

## BEDROOM 2

8'8" x 7'3" max (2.65 x 2.21 max)

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

## BATHROOM SUITE

8'3" x 6'0" (2.52 x 1.85 )

Fitted with a three piece bathroom suite comprising; P shaped shower bath with overhead shower and shower screens, low level wc, wash basin, part tiled elevations, double glazed frosted window, radiator panel and ceiling lighting.

## EXTERIOR

The property is situated on a larger than anticipated plot with small garden to the front and large rear gardens. The front gardens are wall enclosed with ornamental flower and shrub borders.

The impressive gardens face in a sunny north westerly direction, are fence enclosed and provide excellent private outdoor living space. Directly behind the main accommodation is a patio/seating area and brick built storage shed. The remainder of the gardens are mainly laid to lawn with well stocked ornamental flowers and shrubs and a further flagged seating area to the far rear.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

West Lancs. Council 2025/26

Band: B

Charge: £1,821.17

### MOBILE & BROADBAND

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

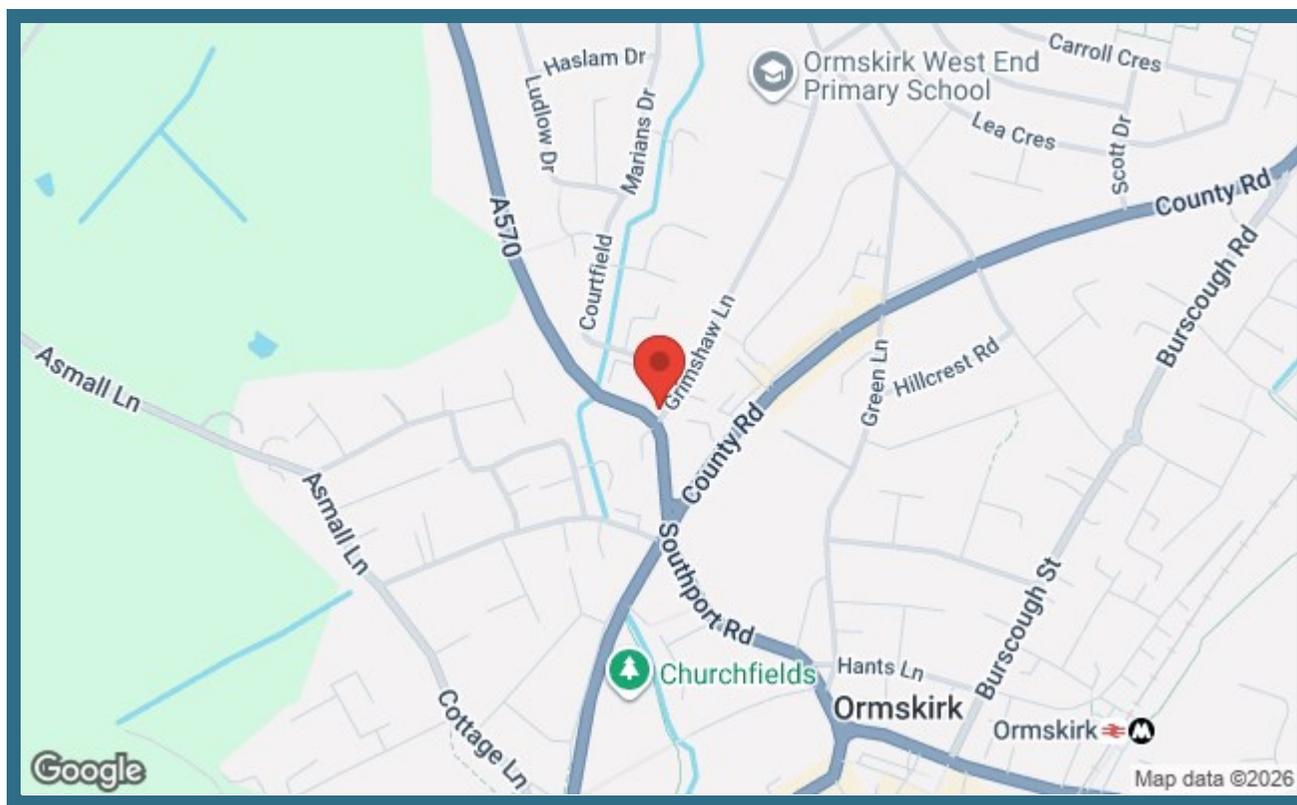
Mobile Signal: Likely/Limited/None dependant upon provider.

Information from Ofcom website.

### CONSTRUCTION

Traditional with a pitched roof.

### VIEWING BY APPOINTMENT



### Important Information

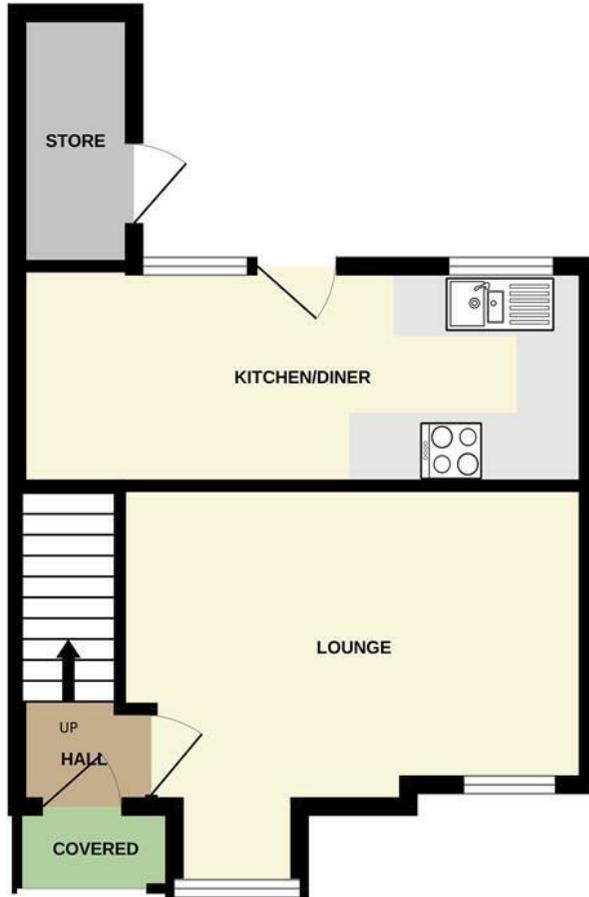
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

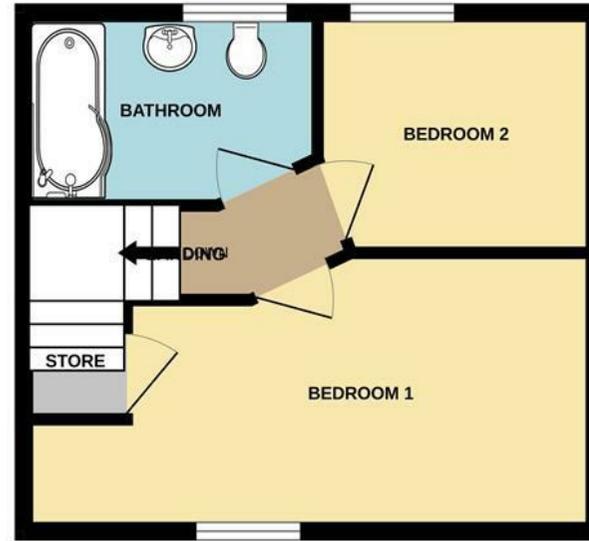
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	70		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



