



BRIGHOUSE
WOLFF

22 Tyrer Road, Ormskirk, L39 1PT
Offers In The Region Of £137,500



A well presented 2 Bedroom ground floor flat, which is set in an ever popular location with easy access to Ormskirk town centre and it's wide variety of amenities.

The property is situated upon Tyrer Road, Ormskirk and therefore enjoys a popular location on the outskirts of Ormskirk, whilst being ideally situated for the town centre, it's bustling twice weekly markets and a variety of supermarkets, shops, restaurants, bistro's and bars.

The property is situated within approx. 1 mile of Ormskirk railway and bus stations, both of which provide easy access into Liverpool City Centre and beyond.

Edge Hill University, Coronation Park & Ormskirk Hospital are also located locally, as it the M58 at nearby Bickerstaffe.

The accommodation which provides a light and spacious layout briefly comprises; Entrance hallway, lounge, and modern dining kitchen, two well proportioned bedrooms and modern shower suite. To the exterior are well proportioned private gardens areas along with off road driveway parking.

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

Please contact Brighthouse Wolff today to arrange a convenient time to view!

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

A composite door leads into the hallway. ceiling lighting, large walk-in storage cupboard, access to all ground floor accommodation.

LOUNGE

14'5" x 11'9" (4.40 x 3.60)

Upvc double glazed window, living flame effect fire set in feature fore place, radiator panel, ceiling lighting, storage cupboard & tv point.

MODERN FITTED KITCHEN

19'1" x 9'0" max (5.84 x 2.75 max)

Fitted with a modern & comprehensive range of wall and base units together with contrasting work surfaces and flooring. Ceramic hob, integrated oven, feature extractor chimney, sink and drainer unit. plumbing for washing machine, ceiling lighting. Upvc double glazed window and sliding doors leading into the rear gardens and parking area.

BEDROOM 1

11'11" x 11'2" (3.65 x 3.42)

Upvc double glazed window, radiator panel & ceiling lighting.

BEDROOM 2

10'6" x 8'2" (3.22 x 2.51)

Upvc double glazed window, radiator panel, storage cupboard & ceiling lighting.

SHOWER SUITE

7'10" x 4'11" (2.40 x 1.50)

Fitted with 3 piece shower suite/wet room comprising of oversized shower enclosure with overhead shower and shower screen, low level w.c. and wash basin.

Part tiled elevations, Upvc double glazed frosted window and ceiling light point.

EXTERIOR

The front of the property is accessed via a gate from the exterior pathway. The front garden of the flat is located on the right hand side, is mainly laid to lawn, hedge enclosed with feature tree..

A flagged driveway at the rear of the property provides parking for several vehicles and leads into a further fence enclosed garden area which provides outdoor living space and is mainly laid to lawn.

MATERIAL INFORMATION

TENURE

LEASEHOLD.

DETAILS OF LEASE

DATE: 1 November 1999

Term: 125 Years from 1 December 1999.

Rent: As therein mentioned. Ground rent £10.00 p.a.

Service Charge £511.32 p.a.

COUNCIL TAX

West Lancs. Council 2026/27

Band: A

Charge: £1623.06

(information from West Lancs. Council website)

MOBILE & BROADBAND

Mobile Signal:

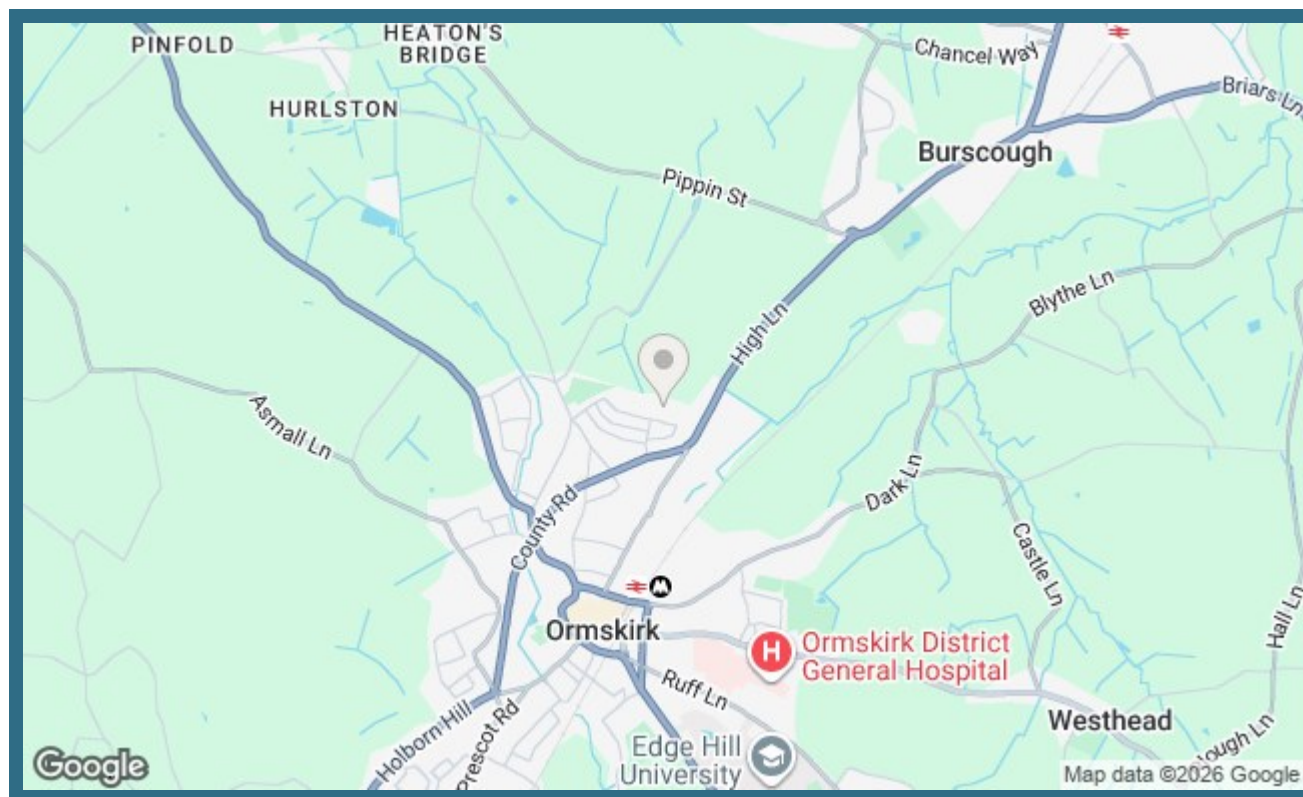
EE, O2, Three & Vodaphone - Good Outdoor.

Broadband:

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

All 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
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 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) 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		
	68	76
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		



