



BRIGHOUSE  
WOLFF

**35 Thompson Avenue, Ormskirk, Lancashire L39 2BG**  
**Reduced To £199,950**



A 3 bedroom semi-detached family home with NO CHAIN DELAY which is located within walking distance of Ormskirk hospital & town centre.

Situated upon Thompson Avenue just off Wigan Road, the property is ideally situated for Ormskirk Hospital along with the towns' Railway & Bus stations which are located within walking distance and provide direct access to Liverpool Centre. Ormskirk town centre is also located locally with its variety of shops, supermarkets, restaurants, bistro's and bars.

Edge Hill University is conveniently situated as it the A59 and M58 both of which provide excellent transport links.

The accommodation briefly comprises; Entrance hallway, lounge, dining room, kitchen utility room & wc/cloaks to the ground floor, whilst to the first floor are 3 bedrooms, family bathroom & separate wc. To the exterior are private gardens to both the front & rear with off road parking provided by driveway and garage.

The property further benefits from the addition of central heating with combination boiler & double glazing throughout.

As we envisage high levels of interest from the outset, early viewing is highly recommended to avoid the disappointment of missing out. Call Brighouse Wolff today on; 01695 580801 to arrange a convenient time to view.

## DIRECTIONS

From Ormskirk Town Centre follow the ring road into Stanley Street and turn left at the traffic lights on to Wigan Road. Continue to the next set of traffic lights and turn left into Thompson Avenue. The property is then on the left hand side indicated by our 'For Sale' board.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

Entrance door & double glazed window. Stairs lead to the first floor, ceiling lighting, storage cupboard.

#### LOUNGE

##### 4.19m x 3.56m

Double glazed window to the front elevation, feature fire place, ceiling and down lighting, radiator panel.

#### DINING ROOM

##### 5.03m x 2.79m

Double glazed windows to the rear elevation overlook the gardens, open to the front lounge, radiator panel & ceiling lighting

#### KITCHEN & UTILITY ROOM

##### 2.03m x 1.83m plus 3.53m x 1.55m

Fitted with a range of base units and worktops incorporating a stainless steel single drainer sink unit with built-under oven and gas hob. Double glazed window to the side elevation, ceiling lighting point.

Adjoining is the Utility Area with a range of base units with worktops and wall cupboards as well as plumbing for washing machine. Wall mounted gas fired central heating boiler, ceiling lighting, double glazed window.

#### WC/CLOAKS

With low level WC, double glazed window and ceiling light point.

### FIRST FLOOR

## LANDING

Stairs lead to a spacious landing area with storage cupboard, ceiling light point and double glazed window to the side aspect.

## BEDROOM 1

### 3.91m maximum x 3.56m

Double glazed window to the front elevation, radiator panel & ceiling light point.

## BEDROOM 2

### 3.91m x 2.82m maximum

Double glazed window to the rear elevation, radiator panel & ceiling light point.

## BEDROOM 3

### 2.95m maximum x 2.67m

Double glazed window to the front elevation, radiator panel & ceiling light point.

## BATHROOM

With a modern white suite comprising; panelled bath with overhead shower and shower screen, pedestal wash basin, tiled walls, double glazed window & ceiling lighting.

## SEPARATE WC

With double glazed window, ceiling light point, low level WC.

## EXTERIOR

There are gardens to front and rear. Parking to the front and side driveway with rear detached garage.

The well proportioned rear gardens are mainly laid to lawn and fence enclosed with ornamental flower & shrub boarders.

## MATERIAL INFORMATION

## TENURE

FREEHOLD

## COUNCIL TAX

West Lancs. Council 2025/26

Band: B

Charge: £1821.17

## MOBILE & BROADBAND

Mobile Signal:

Good outdoor & In-home EE & Vodafone

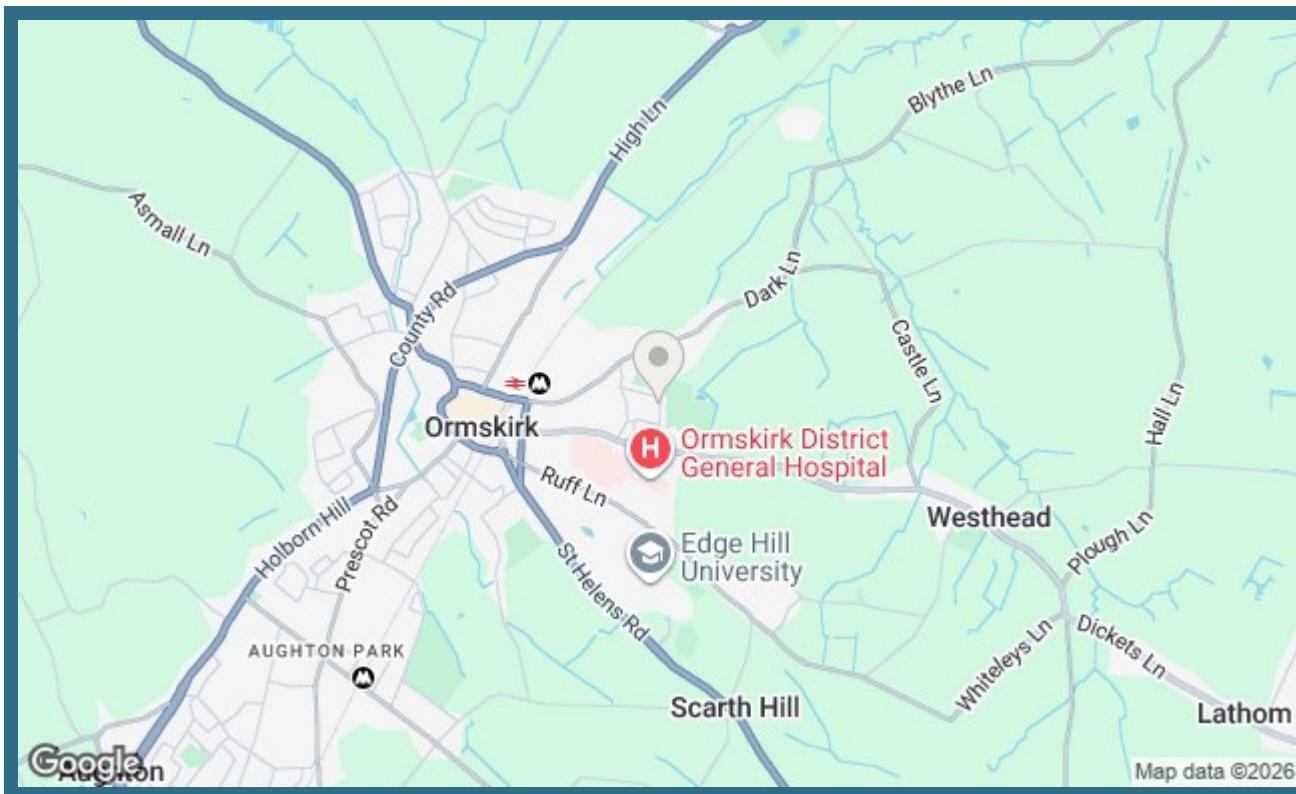
Good Outdoor: O2 & Three

Broadband:

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

Information via 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  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.2 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	85	
(81-91) B		
(69-80) C	60	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



