



BRIGHOUSE  
WOLFF

7 Nursery Avenue, Ormskirk, L39 2DY  
£229,950



A 4 Bedroom extended semi-detached house which is situated in ever popular cul-de-sac location within close proximity of historic Ormskirk.

The property which has NO CHAIN DELAY, was previously let and benefits from having a HMO licence/usage (2013/0640/COU).

Situated just off Greetby Hill in Ormskirk, the property is ideally located within close proximity of Ormskirk railway and bus stations which are located within walking distance and provide direct access into Liverpool City Centre. Ormskirk town centre with its wide variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital, Primary and high schools.

The A59 and M58 both of which provide excellent transport links are located within a short drive. as are Edge Hill University, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities.

The accommodation which is extended to the ground floor provides a spacious, bright and flexible layout and briefly comprises; Entrance hallway, lounge, fitted kitchen, sitting/dining room, double bedroom & modern shower suite to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are private gardens to the front, side and rear along with off road driveway parking.

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

Please contact us today to arrange a convenient time to view.

## ACCOMMODATION

### HALLWAY

Upvc entrance door, stairs lead to the first floor, storage/meter cupboard, ceiling lighting.

### INNER HALLWAY

Separates the lounge and leads to the kitchen and further ground floor accommodation.

### LOUNGE

15'1" x 7'10" min (4.61 x 2.39 min)

Double glazed window to the front elevation, laminate wood effect flooring, tv point, ceiling lighting.

### FITTED KITCHEN

14'4" x 8'2" (4.39 x 2.51)

A breakfasting kitchen area fitted with a comprehensive range of wall and base units, together with contrasting work surfaces, tiled flooring and splash backs. Gas cooker point with extractor chimney above, stainless steel sink and drainer unit, double glazed window and arch leading into family/dining room.

### DINING/FAMILY ROOM

9'4" x 8'0" (2.85 x 2.45)

Double glazed windows and doors, radiator panel and ceiling lighting.

### BEDROOM/ANNEX

10'9" x 8'7" (3.30 x 2.62)

Double glazed windows to the front & side elevations, radiator panel & ceiling lighting.

### SHOWER SUITE

Fitted with a modern white three piece shower suite comprising; shower

cubicle with overhead shower and screens, low level wc and wash basin. Tiled walls and flooring, stainless steel heated towel rail, ceiling lighting, extractor fan.

## FIRST FLOOR

### STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation.

### BEDROOM 1

13'7" x 8'2" (4.15 x 2.51)

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

### BEDROOM 2

10'0" x 8'2" (3.06 x 2.51)

Double glazed window to the rear elevation, radiator panel & ceiling lighting. A range of fitted wardrobes to one wall.

### BEDROOM 3

10'4" max x 5'10" (3.15 max x 1.80)

Double glazed window to the front elevation, radiator panel & ceiling lighting. Fitted wardrobes and storage.

### BATHROOM SUITE

Fitted with a three piece suite comprising; corner panelled 'jacuzzi' style bath with overhead shower and glass shower screen, low level wc with concealed cistern and vanity wash basin. Tiled walls and flooring, stainless steel heated towel rail, ceiling lighting, extractor fan.

### EXTERIOR

The property is situated on a corner plot with garden areas to the front, side and rear.

The front and side gardens are landscaped with ornamental flower, shrub & tree borders, whilst a flagged driveway provides ample off road parking.

The rear garden areas provide excellent private outdoor living space, are fence enclosed with mature trees and shrubs.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

### COUNCIL TAX

WEST LANCS COUNCIL 2025/26

Band: C

Charge: £2081.33

WLBC website.

### MOBILE & BROADBAND

Mobile Signal: Good outdoors & in-home.

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

Ofcom website.

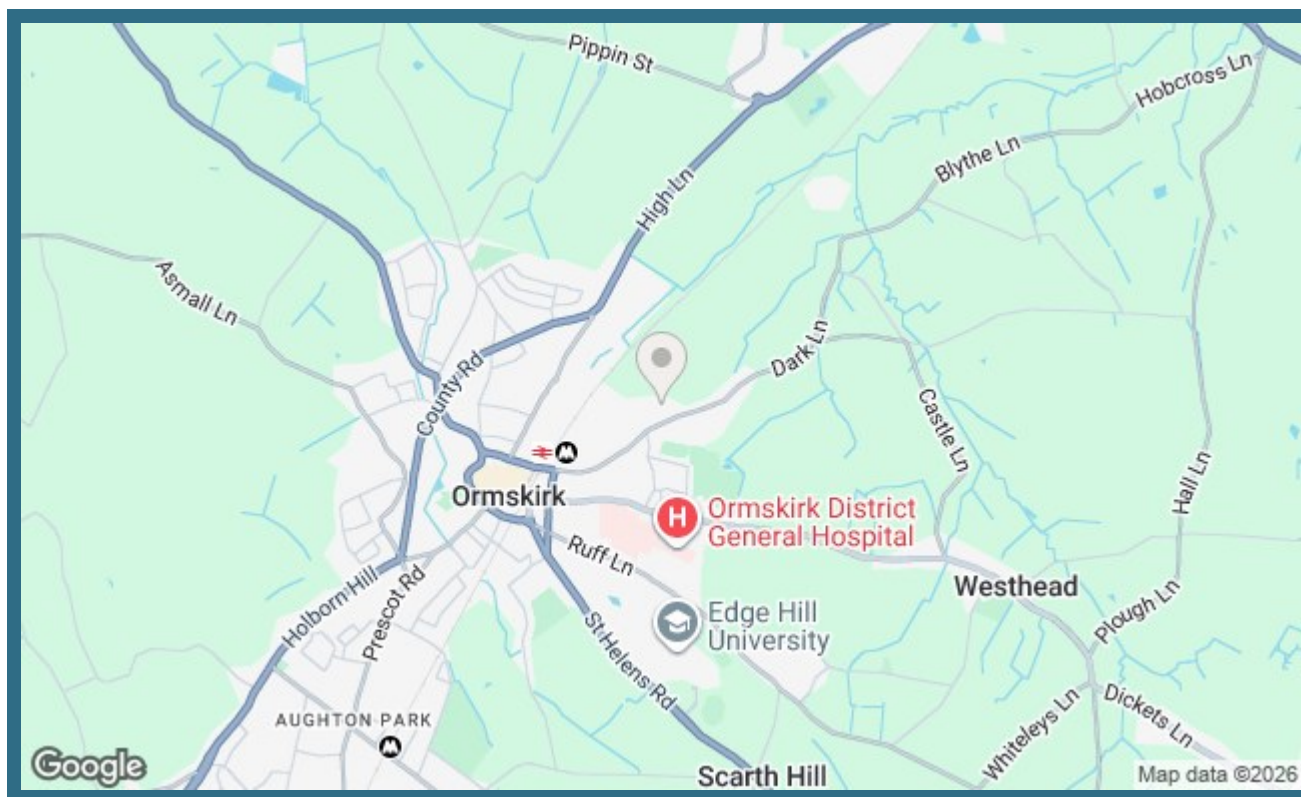
### CONSTRUCTION

Standard/flat rood extension.

### VIEWNG BY APPOINTMENT

### HMO LICENCE/PLANNING.

West Lancs. Council Ref: 2013/0640/COU



### 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.

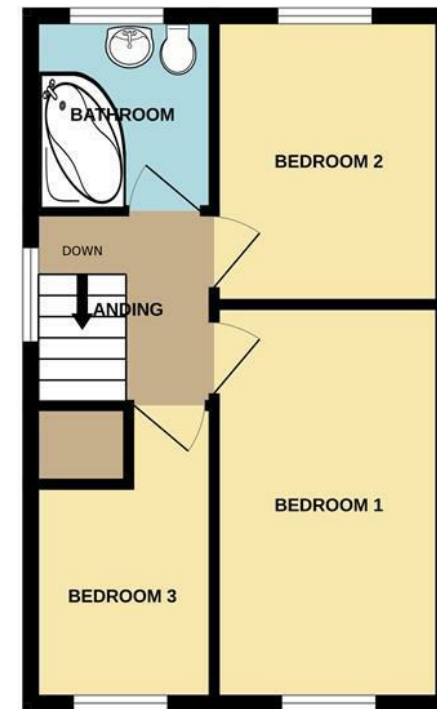
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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  
575 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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