

BRIGHOUSE WOLFF

2 The Avenue, off Southport Road, Ormskirk, L39 1LS

£190,000









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A very well proportioned 3 bedroom semi detached house with NO CHAIN DELAY.

The property is located in an ever popular central location within walking distance of Ormskirk town centre and its associated amenities.

Set just off Southport road in Ormskirk, this family home is ideally situated for Ormskirk Railway & Bus Stations which are both set within walking distance and provide direct access to Liverpool Centre. Ormskirk town centre is also set within a short stroll and enjoys a variety of shops, schools, supermarkets, restaurants, bistro's and bars, not to mention it's bustling twice weekly markets.

Edge Hill University & Ormskirk Hospital are also conveniently situated as it the A59 and M58 both of which provide excellent transport links.

The accommodation which provides a deceptively spacious layout briefly comprises; entrance hallway, lounge open plan through to dining room and extended fitted kitchen to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are private enclosed gardens and yard.

The property further benefits from the addition of gas central heating with a recently fitted combination boiler & double glazing throughout. The seller has informed us the property was fully re-wired approx. 12 months ago.

As we envisage high levels of interest from the outset, early viewing is essential to avoid the disappointment of missing out on: 01695 580 801.

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
A Composite door leads into the hallway. Ceiling lighting, stairs lead to the first floor, access to ground floor accommodation.

LOUNGE
11'11" x 11'9" (3.65 x 3.60)
With Upvc double glazed window to the front elevation, solid fuel feature stove set in fire place, radiator panel and ceiling light point. Under stairs storage cupboard. Open plan access through to the dining room.

DINING ROOM
12'5" x 11'9" (3.79 x 3.60)
With Upvc double glazed double doors to rear elevation leading into the gardens. timber flooring, feature fore and fire place, radiator panel and ceiling lighting.

FITTED KITCHEN
18'4" x 6'9" (5.60 x 2.07)
Fitted with a comprehensive range of wall units together with contrasting work surfaces and stone tiled flooring. Electric oven, stainless steel 1 1/2 bowl sink and drainer unit. plumbing for dishwasher and free standing fridge and freezer. recently fitted Gas combination boiler. Upvc double glazed window and door leading into the gardens

FIRST FLOOR

STAIRS & LANDLING
Stairs lead to a landing area which in turn provides access to all first floor accommodation

BEDROOM 1
14'6" x 10'4" max (4.42 x 3.17 max)
Upvc double glazed window to the front elevation, radiator panel and ceiling light point.

BEDROOM 2
9'9" x 8'6" (2.99 x 2.61)
Upvc double glazed window to the rear elevation, radiator panel and ceiling light point.

BEDROOM 3
9'9" x 6'7" (2.99 x 2.02)
Upvc double glazed window to the side elevation, radiator panel and ceiling light point.

BATHROOM
9'11" x 7'6" (3.03 x 2.29)
Fitted with 3 piece bathroom suite comprising of panelled bath, low level w.c. and wash basin. Part tiled elevations, airing/linen cupboard, Upvc double glazed frosted window and ceiling light point.

EXTERIOR
The front elevation has a small wall enclosed garden area, with ornamental flower and shrub borders.

The rear of the property has a yard area situated directly to the side rear of the main accommodation. A further raised garden area is located beyond. The garden is mainly laid to lawn, fence and wall enclosed with flower and shrub borders.

MATERIAL INFORMATION

TENURE
FREEHOLD

COUNCIL TAX
West Lancs. Council 2025/26.

Band: B

Charge: £1,821.17

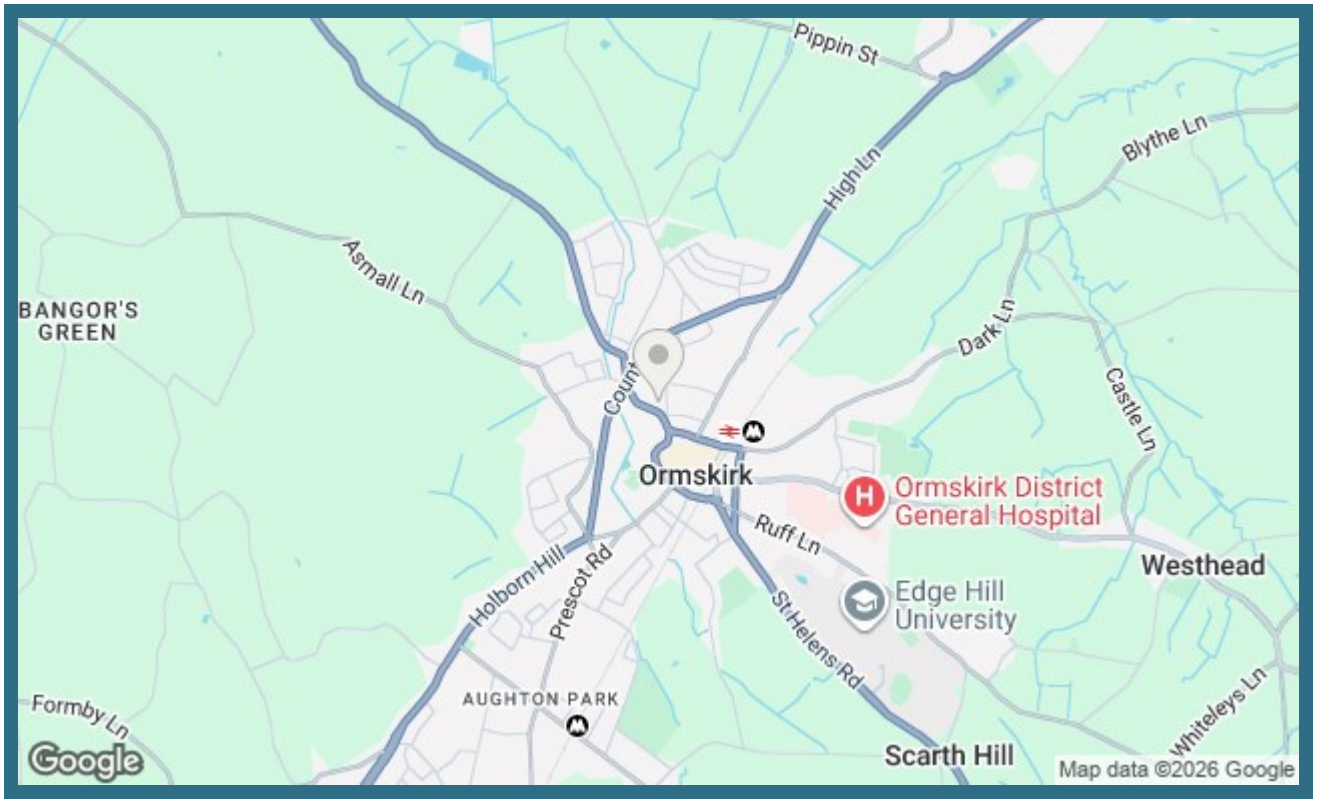
CONSTRUCTION
Traditional with pitched roof.

MOBILE & BROADBAND
Mobile Signal: Good Outdoor, variable in-home.

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

(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.

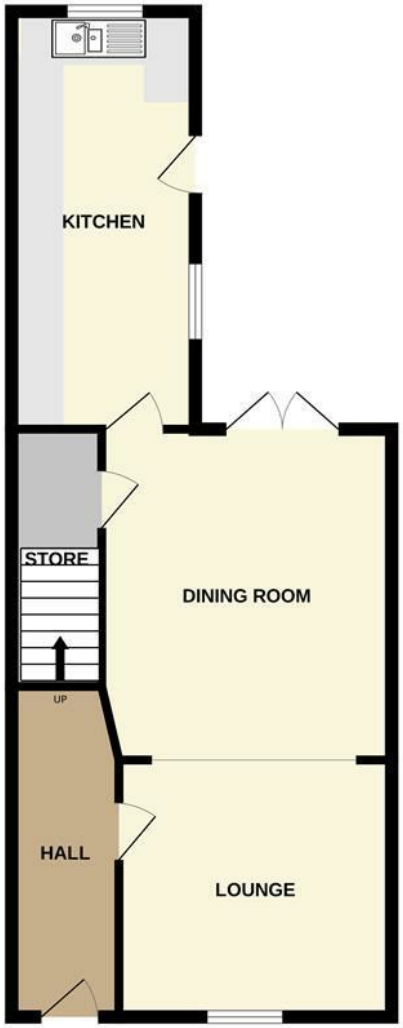
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

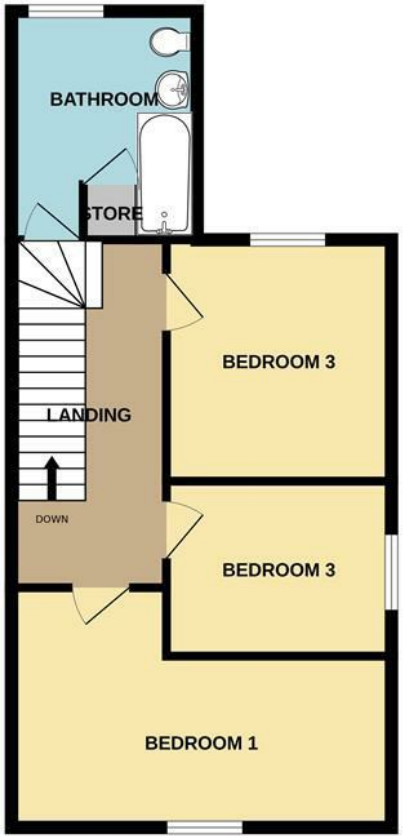
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GROUND FLOOR



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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