



BRIGHOUSE
WOLFF

4 Walmsley Drive, Ormskirk, Lancashire L39 2EJ
£279,950



A beautifully presented, modern & high specification 2 bedroom semi detached home, which is set in much sought after location within walking distance of Ormskirk town centre.

Situated upon Walmsley Drive, Ormskirk and therefore ideally located within close proximity of the town centre with it's wide variety of shops, restaurants, bistro's and bars, not to mention it's bustling twice weekly markets. The home is also situated close to the towns' railway and bus stations, each of which provide direct access into Liverpool City Centre. Access to the Motorway Network is also within a short drive at nearby Bickerstaffe, whilst Edge Hill University and Ormskirk Hospital are also both situated within walking distance.

The accommodation provides a modern, light and spacious living space and briefly comprises; Entrance hallway, lounge, modern fitted dining kitchen & WC/cloaks to the ground floor. To the first floor are 2 double bedrooms and modern shower suite/wet room, whilst to the exterior are private gardens -the rear facing in a sunny westerly direction and providing excellent outdoor living space- and off road driveway parking.

The property further benefits from the addition of gas central heating with combination boiler, recently updated double glazing and composite external doors.

Early viewing is essential to appreciate the standard of accommodation and location to avoid the disappointment of missing out. Please contact us today to arrange a convenient time to do so.

ACCOMMODATION

GROUND FLOOR

HALLWAY

LOUNGE

4.87 x 3.18

Upvc double glazed windows to the front elevation, radiator panel, TV ariel point, Recessed spot lights throughout.

DINING KITCHEN

15'9" x 10'1" (4.82 x 3.09)

A large, light and spacious dining kitchen area fitted with a modern and comprehensive range of wall and base units finished in grey gloss, together with contrasting work surfaces. Built in appliances including induction hob, oven & extractor chimney, integral dishwasher, fridge/freezer. Stainless steel sink and drainer unit, ceramic tiled floor, double glazed window & composite door. Cupboard housing the gas combination boiler and further large storage cupboard/pantry.

WC/CLOAKS

White suite comprising low level WC & wash with white gloss unit below. ceiling light point.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

5.89 x 2.85 max

Double glazed windows to the front elevation, radiator panel, recessed spot lights. The bedroom opens into an open plan dressing area.

BEDROOM 2

3.76 x 3.22

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

SHOWER SUITE

2.05 x 1.88

A modern white wet room/suite comprising; large shower area with overhead shower, low level WC, vanity wash basin and unit below, ceramic tiled walls and flooring, double glazed frosted window & ceiling lighting.

EXTERIOR

FRONT

A low maintenance front garden area which has been laid with high quality artificial grass for ease of maintenance. Flagged paths and recently upgraded off road driveway parking area. The drive leads to a fence, which in turn provides access to the rear gardens via a private gate.

REAR

The rears gardens provide excellent private outdoor living space and face in a sunny westerly direction.

A large flagged patio/seating area situated directly to the rear of the property leads to the main garden area which is mainly laid to lawn & fence enclosed. A further large flagged patio to the side provides an additional outside seating area.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2026/27

Band: C

Charge: £2164.08

(WLBC Website).

MOBILE & BROADBAND

Mobile Signal:

EE & Vodafone: Good outdoor & in-home.

O2: Good outdoor Variable in-home.

THREE: Good outdoor.

Broadband: Ultrafast Highest available download speed: 1800 Mbps.

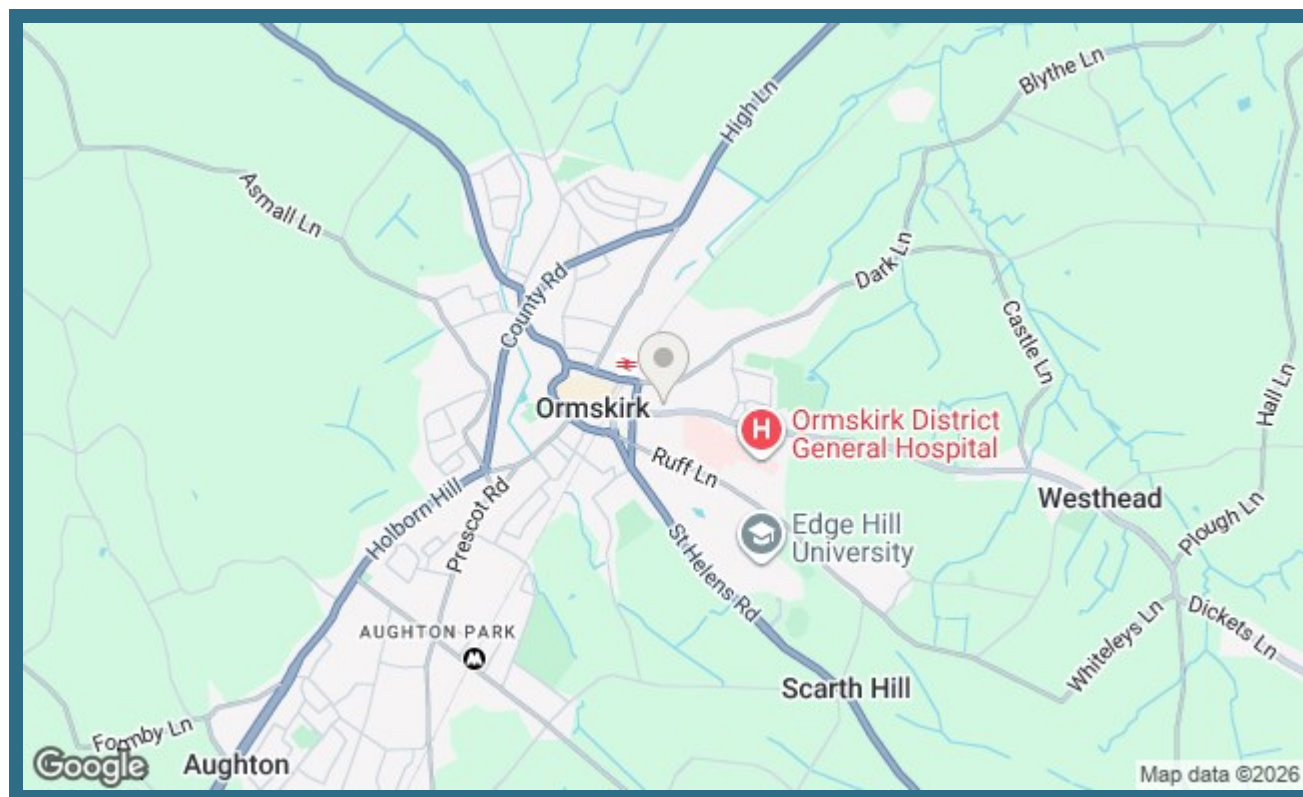
Highest available download speed: 220 Mbps.

(Ofcom Website).

CONSTRUCTION

Standard - Brick/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
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.2 sq.m.) approx.

While 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 vendors, 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		96
(81-91) B	83	
(69-80) C		
(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 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



