



BRIGHOUSE
WOLFF

14 Asmall Lane, Ormskirk, L39 3BG
£425,000



An impressively proportioned detached family house which is set on a generous corner plot in a sought after location on the outskirts of Ormskirk.

The property is located upon Asmall Lane. Ormskirk and therefore enjoys a desirable location whilst being situated close to a variety of local amenities. The property is within a short drive or brisk walk of Ormskirk railway and bus stations both of which provide direct easy access into Liverpool City Centre and beyond.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe. Ormskirk town centre with it's wide variety of Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated within a short distance.

The accommodation which provides a well proportioned and flexible layout briefly comprises; Entrance hallway, large lounge, dining room, fitted breakfasting kitchen, utility room and wc/cloaks to the ground floor. To the first floor are three bedrooms - the master benefiting from en-suite and dressing area - and modern family bathroom suite. To the exterior are well proportioned private gardens to the front, side and rear, together with twin driveways to the front and side and two single garages. The attic has been fully boarded provides additional storage/recreational space and may have potential to conversion subject to the necessary building regs. being obtained.

The master bedroom was formerly two separate bedrooms and could be returned should the purchaser require an extra bedroom.

Further benefits include but are not limited to no chain delay, gas central heating with combination boiler & double glazing.

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

ACCOMMODATION

GROUND FLOOR

HALLWAY

An impressive double height entrance hallway with picture window to the front aspect and stairs leading to the first floor, ceiling lighting and access into all accommodation.

LOUNGE

19'10" x 11'6" (6.06 x 3.52)

A large room with double glazed window to the front elevation, sliding patio doors to the rear, feature fire & fire place, radiator panel, tv point, wall & ceiling lighting

DINING ROOM

11'9" x 11'6" (3.59 x 3.51)

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

FITTED KITCHEN

19'5" x 7'10" (5.92 x 2.41)

A light and spacious kitchen area, which is fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring. Integrated electric hob, double oven, dish washer fridge & freezer, stainless steel sink and drainer unit, double glazed windows and rear patio doors, access into utility room.

UTILITY ROOM

9'5" x 5'7" (2.88 x 1.71)

Fitted with a range of wall and base units together with contrasting work surfaces and tiled flooring, access into garage, ceiling lighting.

WC

Accessed from the main hallway, low level wc, wash basin & ceiling light point.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation. Loft hatch leads to a large attic room which is boarded, has power and light & a metal folding ladder.

BEDROOM 1

13'3" x 11'8" (4.05 x 3.58)

A very impressively sized main bedroom with double glazed window to the front elevation, a range of modern fitted wardrobes and bedroom furniture, radiator panel & ceiling lighting.

DRESSING ROOM / EN-SUITE SHOWER

11'8" x 6'4" (3.58 x 1.95)

Accessed from the main bedroom with shower cubicle, wash basin, double glazed window and a continuation of wardrobes from the bedroom.

BEDROOM 2

11'8" x 10'0" (3.58 x 3.06)

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

BEDROOM 3

12'5" max x 9'9" (3.8 max x 2.99)

Double glazed window to the rear elevation, radiator panel & ceiling lighting. Fitted bedroom furniture.

BATHROOM SUITE

Fitted with a modern pale cream three piece suite comprising; panelled bath with overhead bath/shower mixer, low level wc and wash basin. Tiled walls, stainless steel heated towel rail, double glazed frosted window, ceiling lighting.

EXTERIOR

GARDENS

The property is situated on a well proportioned plot with gardens to the front,

side and rear. The gardens provide excellent outdoor living space and face in a very sunny westerly direction. The gardens are mainly laid to lawn with patios and pathways and well established flower, shrub and tree borders. The rear gardens are flagged for low maintenance fence enclosed with a greenhouse.

DRIVEWAYS & GARAGES

The property benefits from having twin driveways which are both double gated. One drive is located to the front elevation, with the other accessed via Whiterails Drive to the side. Each in turn provide access to individual garages.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2026/27.

Band: E

Charge: £2975.61

MOBILE & BROADBAND

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

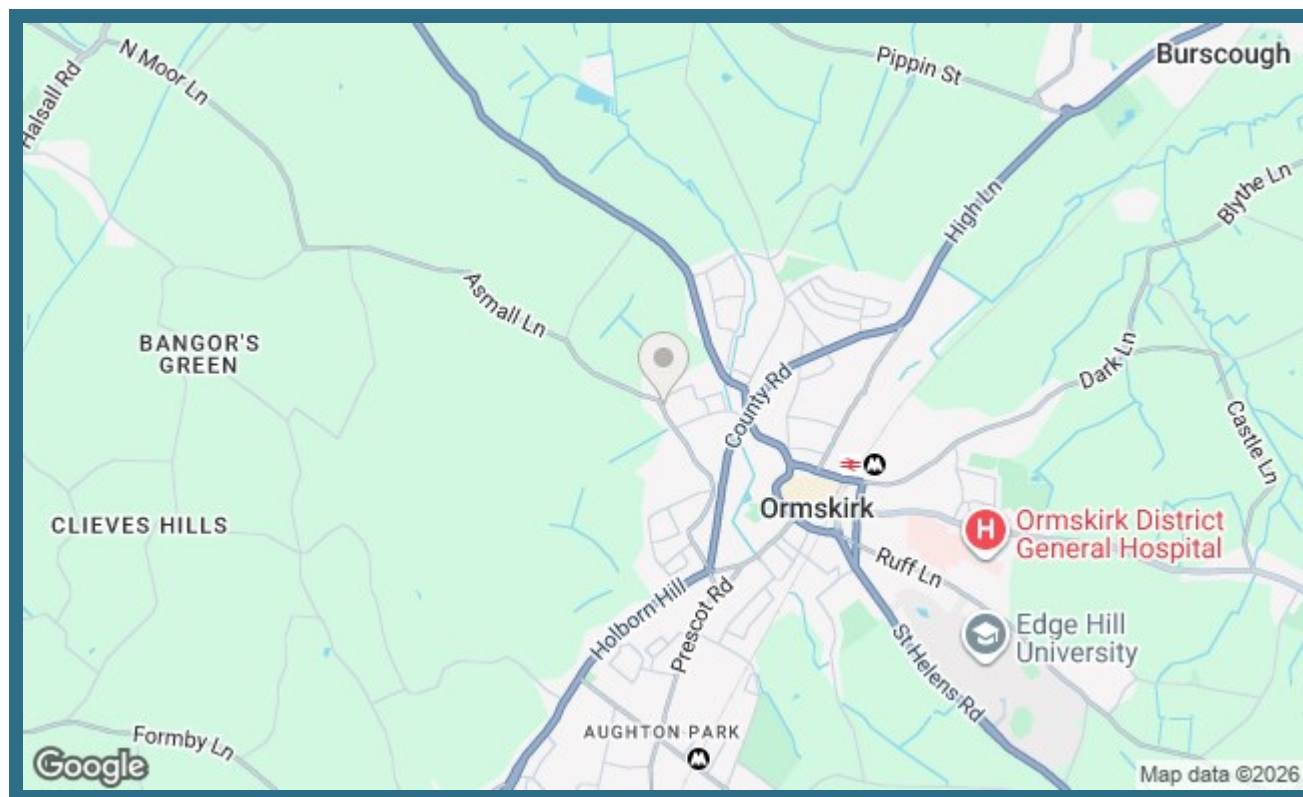
Mobile signal: Three - Good outdoor & in-home. EE, O2 & Vodaphone - Good outdoor.

Ofcom website.

CONSTRUCTION

Standard.

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
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



2ND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 2239 sq.ft. (208.0 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	60	72
	(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	



