



BRIGHOUSE  
WOLFF

**Penrhyn 40 Heskin Lane, Ormskirk, Lancs. L39 1LR**  
**Reduced To £359,000**



OPEN DAY - WE WILL BE ATTENDING THE PROPERTY BETWEEN 10:30AM & 12:30PM ON SATURDAY 18TH OCTOBER - YOU DO NOT REQUIRE A PRE-BOOKED APPOINTMENT, SIMPLY TURN UP AND WE WILL SHOW YOU AROUND! Please do contact us to arrange an exclusive viewing time if you would prefer.

An individually designed 3 bedroom executive detached family home which is situated in a sought after and ever popular location and has no further chain delay. The property may have further development potential subject to obtaining the relevant planning.

The property is located upon Heskin Lane, Ormskirk and therefore enjoys a very 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 its wide variety of Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated within a short distance.

The accommodation which has been extended and provides a light, well proportioned and flexible layout throughout briefly comprises; Entrance porch, hallway, lounge, dining/sitting room, fitted kitchen with extension and wc/cloaks the ground floor. To the first floor are three well proportioned bedrooms and modern family bathroom suite, whilst to the exterior are very impressive private gardens to the front and rear - the rear facing in a sunny southerly direction - as well as off road driveway parking for several cars and spacious garage.

Further benefits include but are not limited to gas central heating & double glazing.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out on this fabulous opportunity.

#### ACCOMMODATION

#### GROUND FLOOR

#### PORCH

Double glazed doors provide access and lead into the main hallway.

#### HALLWAY

Stairs lead to the first floor, whilst internal doors provide access to all ground floor accommodation.

#### LOUNGE

#### 18'6" x 11'9" (5.65 x 3.60)

A light and spacious main reception room with double glazed windows to the front, side & rear elevations, feature inset gas fire ceiling lighting, radiator panel, tv point.

#### DINING/SITTING ROOM

#### 13'1" x 11'3" plus bay (4.01 x 3.45 plus bay)

Facing in a very sunny direction with a large double glazed bay window, radiator panel & ceiling lighting.

#### FITTED KITCHEN

#### 24'9" x 7'3" (7.56 x 2.23)

An extended kitchen sits to the rear of the property and is fitted with a modern and comprehensive range of wall and base units, together with

timber doors, contrasting work surfaces and flooring, ceiling lighting, gas hob, integrated oven, stainless steel sink and drainer, breakfast bar/table, plumbing for washing machine and dishwasher, double glazed windows to the side and rear elevations, door leading into the gardens.

#### WC/CLOAKS

Low level wc & wash basin, double glazed frosted window, ceiling lighting.

#### FIRST FLOOR

#### STAIRS & LANDING

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

#### BEDROOM 1

18'4" x 11'9" (5.60 x 3.60)

Double glazed windows to the front & rear elevations provide views over the gardens, a range of fitted wardrobes, radiator panel & ceiling lighting.

#### BEDROOM 2

12'2" x 11'6" (3.72 x 3.51)

Double glazed window to the rear elevation provides an elevated view over the gardens and beyond, radiator panel & ceiling lighting.

#### BEDROOM 3

9'4" x 8'5" min (2.85 x 2.59 min)

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

#### BATHROOM

9'6" x 5'11" (2.901 x 1.81)

Fitted with a modern white four piece suite comprising; panelled bath, shower cubicle with overhead shower and shower screens, wash basin, heated towel rail, tiled elevations, double glazed frosted window and ceiling lighting.

#### EXTERIOR

The property is situated on a very impressive private plot with well presented gardens to the front and rear.

The rear gardens are far larger than anticipated, face in a sunny southerly direction and provide excellent private outdoor living space. Directly behind and to the side of the main accommodation are flagged patio/seating areas, whilst the remainder of the gardens are mainly laid to lawn and situated in several differing areas with well kept and stocked ornamental flower, shrub and tree borders throughout.

The front has a pleasant enclosed garden area which is mainly lawn with hedge enclosure. A large block paved driveway provides parking for several vehicles and leads to a larger than average brick built single garage with up and over door, window and pedestrian door, power and light. Beyond the garage sits a timber storage shed/summer house.

#### MATERIAL INFORMATION

##### TENURE

LEASEHOLD.

DATE: 29 October 1953

TERM: 999 Years

RENT: £9.4s.6d

##### COUNCIL TAX

West Lancs. Council 2025/26

Band: E

Charge: £2861.83

As per West Lancs. Council website.

##### CONSTRUCTION

Traditional - Brick with a pitched roof

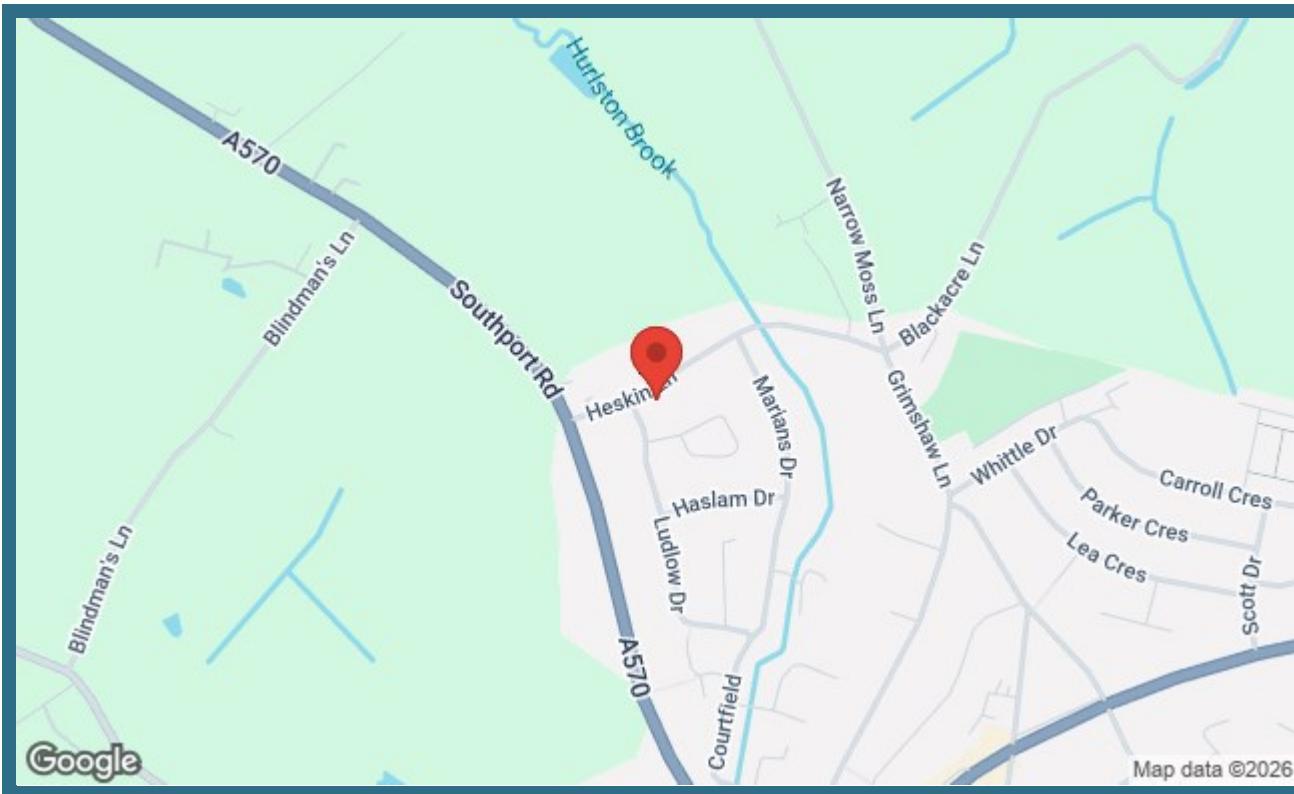
##### MOBILE & BROADBAND

Ultrafast broadband is available. Highest available download speed: 1800 Mbps Highest available upload speed: 220 Mbps.

Mobile Signal; Limited/Likely/None dependant upon provider.

Information from 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  
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1621 sq.ft. (150.6 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		
(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	



