



A Well Presented Two Bedroom First Floor Self Contained Flat Within Walking Distance Of Ormskirk Town Centre. Available from late May 2025 on an unfurnished basis.

Situated upon Burscough Street 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 has been freshly decorated and carpeted provides a spacious, bright and flexible layout and briefly comprises; ground floor entrance hallway, first floor lounge, fitted kitchen, two well proportioned bedrooms and bathroom suite. To the exterior is an enclosed front garden area



£875 Per Calendar Month

162 Burscough Street, Ormskirk, Lancashire L39 2EY

ENTRANCE HALWAY

STAIRS & LANDING

LOUNGE 14'5" x 11'6" plus bay (4.41 x 3.52 plus bay)

FITTED KITCHEN 10'2" x 7'1" (3.11 x 2.18)

BEDROOM ONE 12'8" x 8'11" (3.88 x 2.73)

BEDROOM TWO 9'7" x 6'11" (2.94 x 2.12)

BATHROOM SUITE 6'11" x 6'10" (2.12 x 2.10)



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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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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