

BRIGHOUSE WOLFF

Kinros Ormskirk Road, Bickerstaffe, Lancashire L39 9EW

REDUCED £235,000









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An extended 3 bedroom semi-detached family home with no further chain delay which is situated in a pleasant semi-rural location within close proximity of a variety of amenities.

The property is situated near the Stanley Gate crossroads, upon Ormskirk road in the sought after village of Bickerstaffe and is therefore ideally located in a semi-rural location, whilst being within easy access of Ormskirk town centre with it's wide variety of shops, twice weekly markets, restaurants, and bars.

Ormskirk's railway & bus stations provide direct access into Liverpool City Centre.

Access to the Motorway Network is at the nearby Bickerstaffe junction of the M58 whilst Edge Hill University and Ormskirk Hospital are also both situated within a short drive.

The accommodation which provides a well proportioned and flexible layout briefly comprises; Entrance porch, hallway, lounge, dining room, wc/cloaks and fitted breakfast kitchen to the ground floor. To the first floor are 3 bedrooms and modern family shower suite, whilst to the exterior are well proportioned private gardens to the front and rear, driveway and single garage parking.

The property further benefits from the addition of storage heaters, double glazing & no chain delay.

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

ACCOMMODATION

GROUND FLOOR

PORCH
Entrance door leads into the hallway, which provides access into all accommodation.

HALLWAY
Internal door access to all ground floor accommodation, stairs lead to the first floor, ceiling lighting.

LOUNGE
10'7" x 10'10" plus bay (3.25 x 3.32 plus bay)
Double glazed bay window to the front elevation, electric fire set in stone/slate fire place, storage heater, tv point, coved ceiling & ceiling lighting. Open plan through to the dining room.

DINING ROOM
12'0" x 11'1" (3.68 x 3.40)
Folding double doors lead into the kitchen, storage heater, ceiling lighting, access to wc/cloaks.

WC/CLOAKS
9'2" x 6'2" (2.81 x 1.89)
Low level wc, wash basin, window to the side elevation, ceiling lighting.

KITCHEN
16'10" x 9'8" (5.14 x 2.97)
Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, breakfast bar, ceiling lighting, electric hob & extractor hood above, integrated oven, plumbing for washing machine, stainless steel sink & drainer unit, double glazed windows and door, ceiling lighting throughout.

FIRST FLOOR

STAIRS & LANDING
Stairs lead to the first floor landing which in turn provides access to all first floor rooms.

BEDROOM 1
10'10" plus bay x 11'1" (3.32 plus bay x 3.40)
Double glazed bay window to the front elevation, a range of fitted wardrobes & ceiling lighting.

BEDROOM 2
12'0" x 11'1" (3.68 x 3.40)
Double glazed window to the rear elevation, a range of fitted wardrobes & ceiling lighting.

BEDROOM 3
7'5" x 5'11" (2.27 x 1.82)
Double glazed window to the front elevation & ceiling lighting.

SHOWER ROOM
6'5" x 5'11" (1.97 x 1.82)
Fitted with a three piece shower suite comprising; shower cubicle with overhead shower and glass screens, low level wc, vanity wash basin, tiled walls, storage heater.

EXTERIOR
The front garden is mainly laid to lawn, hedge enclosed with ornamental shrubs. A driveway leads to the side of the property and provides off road parking for several vehicles. Beyond is a garage.

The rear gardens are larger than anticipated and face in a sunny south westerly direction. Directly to the rear of the main house is a patio/seating area, whilst the main garden opens up beyond. The gardens are fence and hedge enclosed with flagged pathways throughout with shed and greenhouse.

MATERIAL INFORMATION

TENURE
No registrations found on HMLR.

PROBATE
Probate ongoing at time of marketing.

COUNCIL TAX
West Lancs. Council 2026/27.

Band: C
Charge: £2,207

MOBILE & BROADBAND
MOBILE SIGNAL:
EE & O2 - Good outdoor, variable in-home.
THREE & VODAPHONE - Good outdoor.

BROADBAND: Ultrafast - Highest available download speed: 1800 Mbps.
Highest available upload speed: 1000 Mbps

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.

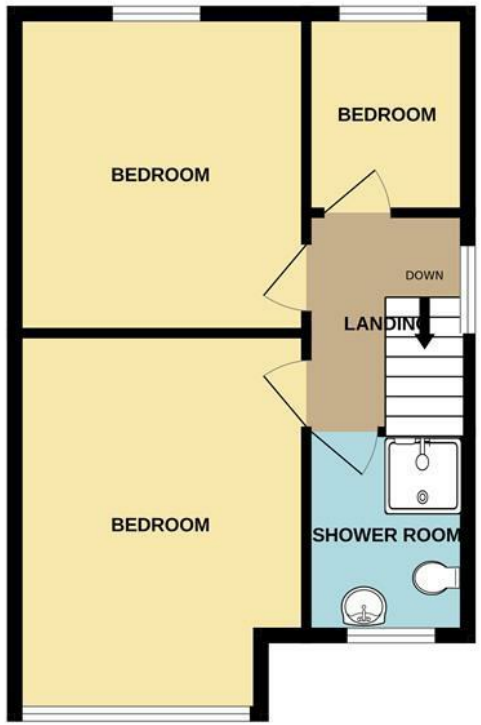
BRIGHOUSE WOLFF

20 Aughton Street, Ormskirk, Lancs, L39 3BW
Tel: 01695 580801
ormskirk@brighouse-wolff.co.uk
www.brighouse-wolff.co.uk

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.

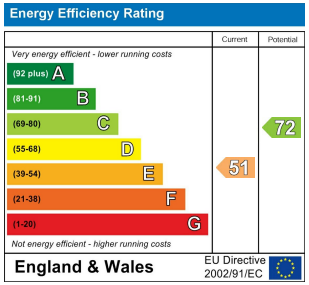
1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.

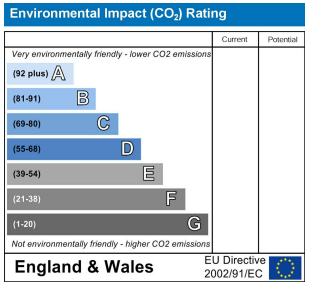




TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

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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