BRIGHOUSE
WOLFF

72 Highfield Road, Ormskirk, L39 1NR

£250,000

BRIGHOUSE WOLFF

72 Highfield Road, Ormskirk, L39 1NR

A well proportioned three bedroom traditional semi-detached family home with no chain delay, set in a much sought after location within easy access of Ormskirk town centre.

Situated upon the tree lined and ever popular Highfield Road, Ormskirk, the property is ideally situated 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 provides a light and flexible layout briefly comprises; Entrance porch, hallway, lounge, dining room and fitted kitchen to the ground floor. To the first floor are three bedrooms and family bathroom suite, whilst to the exterior are private gardens to the front & rear along with driveway and garage parking.

The property further benefits from the addition of double glazing throughout.

As we envisage high levels of interest and demand from the outset, please contact us today to arrange a convenient time to view.

.

ACCOMMODATION

GROUND FLOOR

PORCH
Entrance door and window provides access to the property.

HALLWAY
Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the lounge and remainder of ground floor accommodation.

WC/CLOAKS
Low level wc, double glazed frosted window, ceiling lighting, meters.

LOUNGE
A spacious room at the front of the property with bay window to the front elevation, wall mounted gas fire, ceiling lighting & tv point.

DINING ROOM
Sliding patio doors to the rear elevation, open solid fuel fire & ceiling lighting.

FITTED KITCHEN
An extended room to the rear of the property, fitted with a comprehensive range of wall and base units together with contrasting work surfaces. Ceiling lighting, cooker point, plumbing for washing machine, double glazed windows radiator panel and glazed door.

FIRST FLOOR

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

BEDROOM 1
Double glazed bay window to the front elevation & ceiling lighting.

BEDROOM 2
Double glazed window to the rear elevation & ceiling lighting.

BEDROOM 3
Double glazed window to the front elevation, built in storage cupboard & ceiling lighting.

SHOWER SUITE
Fitted with a four piece shower suite comprising; shower cubicle with overhead shower, wash basin, low level wc, bidet, frosted window and ceiling light point.

EXTERIOR

DRIVE & GARAGE
A driveway provides more than ample off road parking and leads to a single garage beyond.

GARDENS
The property is situated at the head of a cul-de-sac with the front having a pleasant enclosed garden area with well stocked flower and shrub borders.

The rear gardens will provide excellent private outdoor living space. Directly behind the main accommodation sits a patio/seating area, whilst the remainder of the gardens are mainly laid to lawn, fence and hedge enclosed.

MATERIAL INFORMATION

TENURE
FREEHOLD - No Previous Registrations on HMLR

CONSTRUCTION

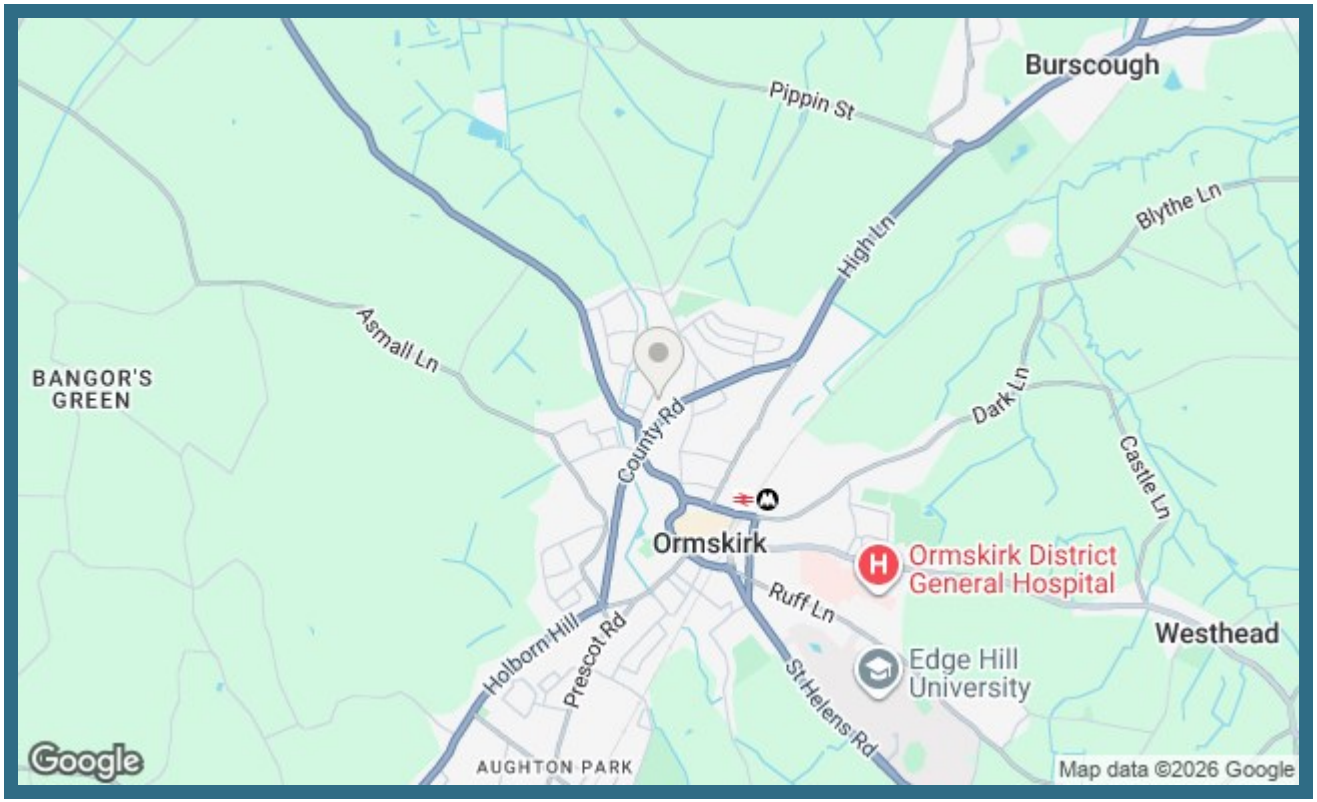
COUNCIL TAX
West Lancashire Council 2025/26.

Band: C
Charge: £2081.33
(Council website.)

MOBILE & BROADBAND
Mobile Signal: Good Outdoor/Variable Outdoor - Network provider dependant.

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

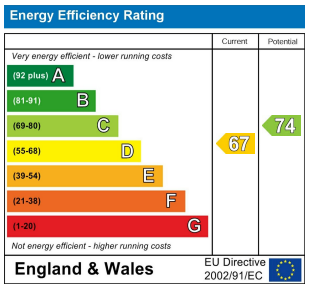
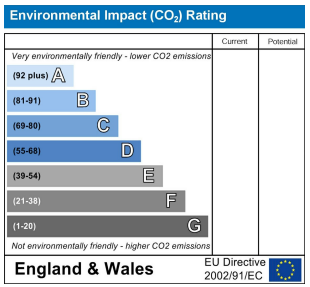
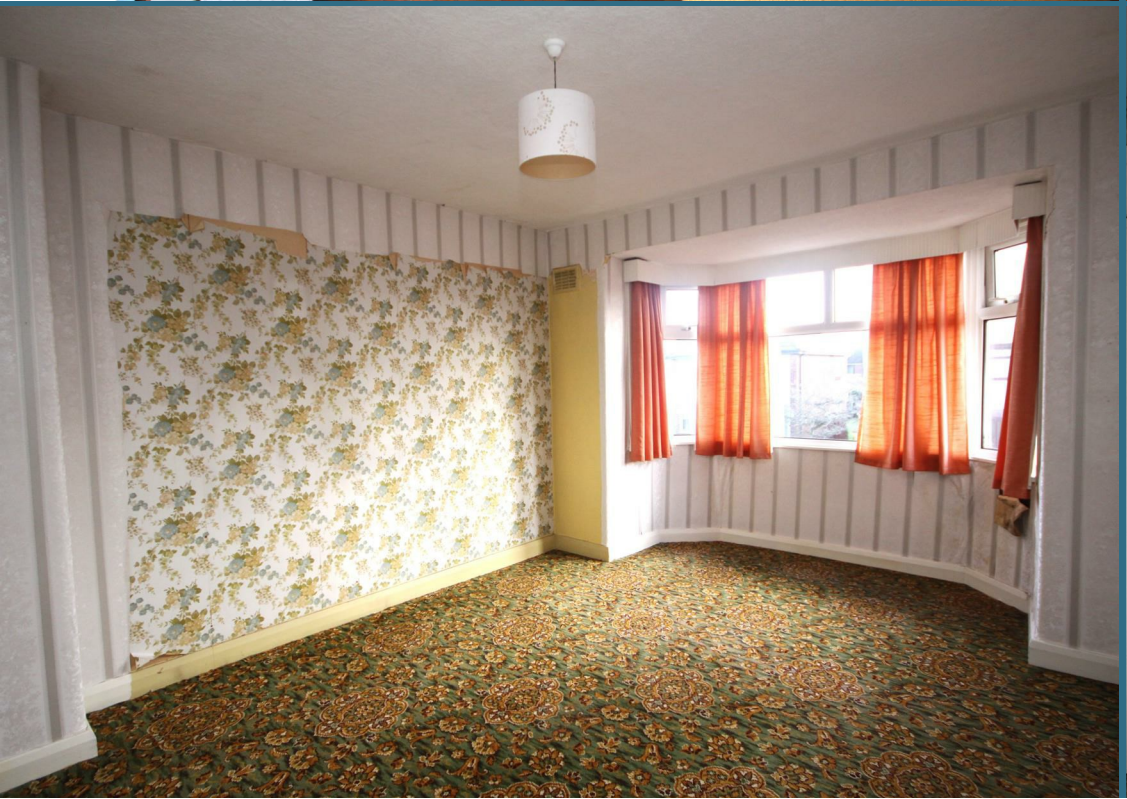
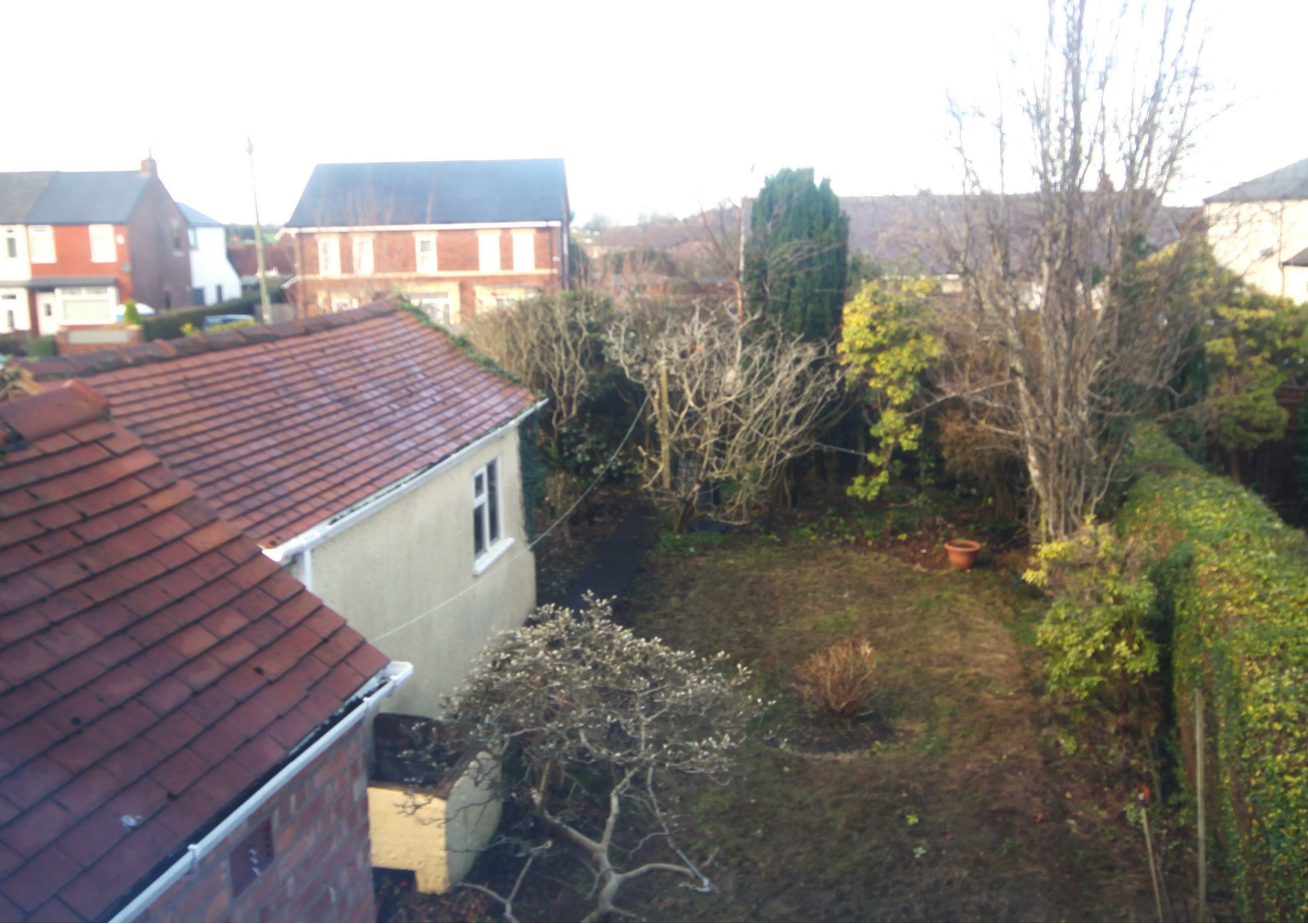
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling 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
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.

TOTAL FLOOR AREA : 1133 sq.ft. (105.2 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.
Made with Metropix ©2025