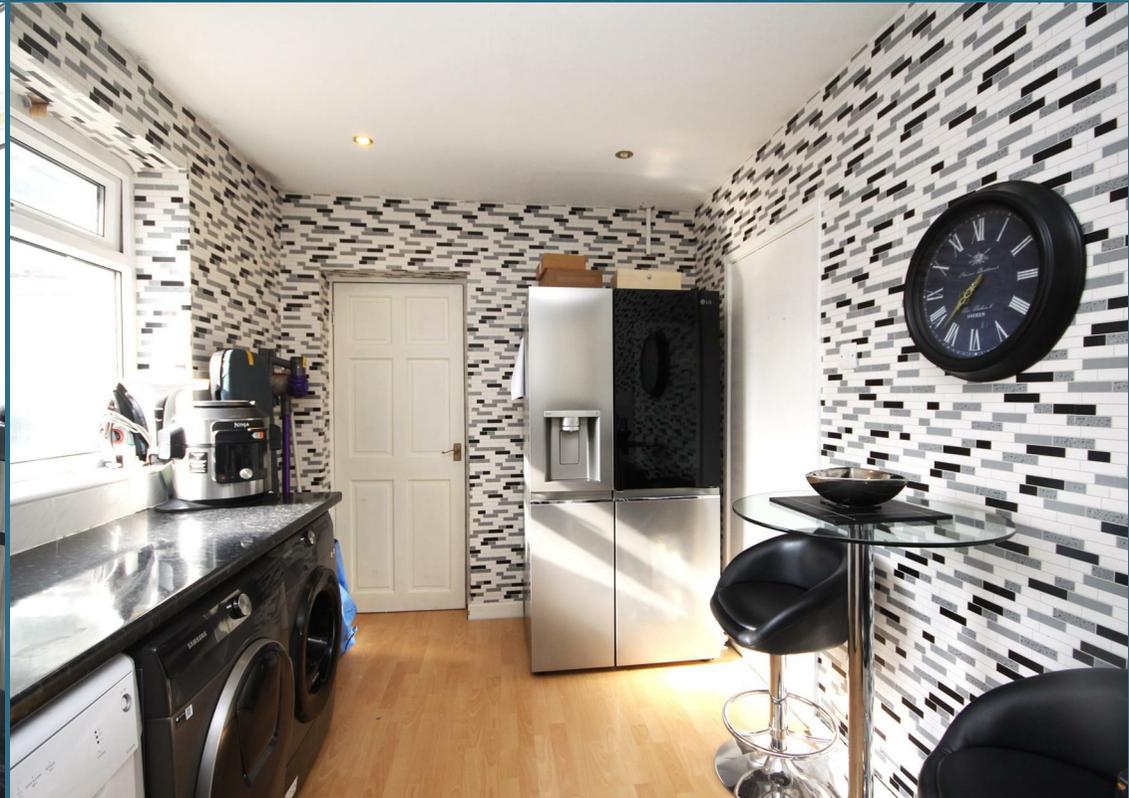
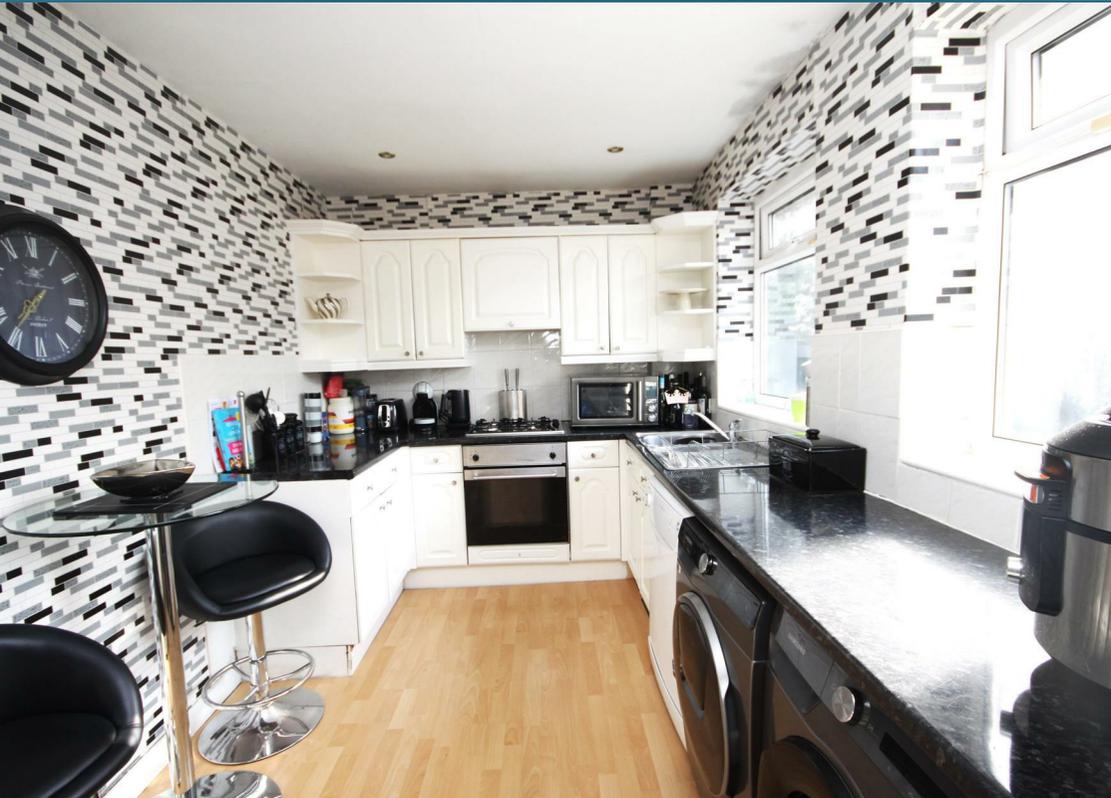




BRIGHOUSE  
WOLFF

6. Hurlston Drive, Ormskirk, L39 1LD  
£325,000



An extended detached true bungalow which is situated in a quiet cul-de-sac in a sought after and ever popular location .

The property is located upon Hurlston Drive in 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 has been extended and provides a well proportioned and flexible layout upon one floor briefly comprises; Entrance porch/hall, lounge, conservatory, modern fitted kitchen, two double bedrooms, modern family bathroom suite and two further office/play rooms to the ground floor. To the exterior are well proportioned private gardens, together with off road driveway parking.

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.

### ACCOMMODATION

#### GROUND FLOOR

#### PORCH/HALLWAY

Upvc double glazed door to the front, access to all accommodation, ceiling lighting, window to the rear elevation.

#### LOUNGE

17'1" x 12'7" (5.22 x 3.86)

A light and spacious room at the front of the property with double glazed window to the front & side elevations, oak effect flooring, solid fuel log burner/fire set in feature fire place, ceiling lighting, radiator panel, tv point.

#### FITTED KITCHEN

13'10" x 7'10" (4.22 x 2.40)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and Oak effect flooring. Gas hob, integrated oven, sink and drainer unit, double glazed window, ceiling spotlights, plumbing for washing machine.

#### CONSERVATORY

Double glazed windows with double doors overlooking the side gardens

#### INNER HALLWAY

Access to bedrooms and bathroom, ceiling lighting.

#### BEDROOM 1

14'5" x 9'7" (4.40 x 2.93)

A double bedroom satiated to the rear of the accommodation with double glazed window to the rear elevation, radiator panel & ceiling lighting.

#### BEDROOM 2

10'11" x 9'10" (3.33 x 3.01)

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

## FAMILY BATHROOM

Fitted with a modern white/black three piece bathroom suite comprising; Shower bath with overhead deluge shower and shower screen, low level wc, wash basin, heated towel rail, tiled elevations, double glazed frosted window and ceiling lighting.

## OFFICE/BEDROOM

9'8" x 8'6" (2.95 x 2.60)

Situated to the front of the property with double glazed window & ceiling lighting.

## PLAY ROOM

8'6" x 7'0" (2.60 x 2.15)

Double glazed double doors lead into the conservatory, ceiling lighting.

## EXTERIOR

Front: The property is situated at the head of a quiet cul-de-sac with generous block paved off road parking.

Side & Rear: The main gardens are fence enclosed with artificial turf for low maintenance private outdoor living. Large raised patio/seating area and paths to both sides with further side garden area to the far side.

## MATERIAL INFORMATION

### TENURE

Freehold

### COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2,081.33

(WLBC Website)

## MOBILE & BROADBAND

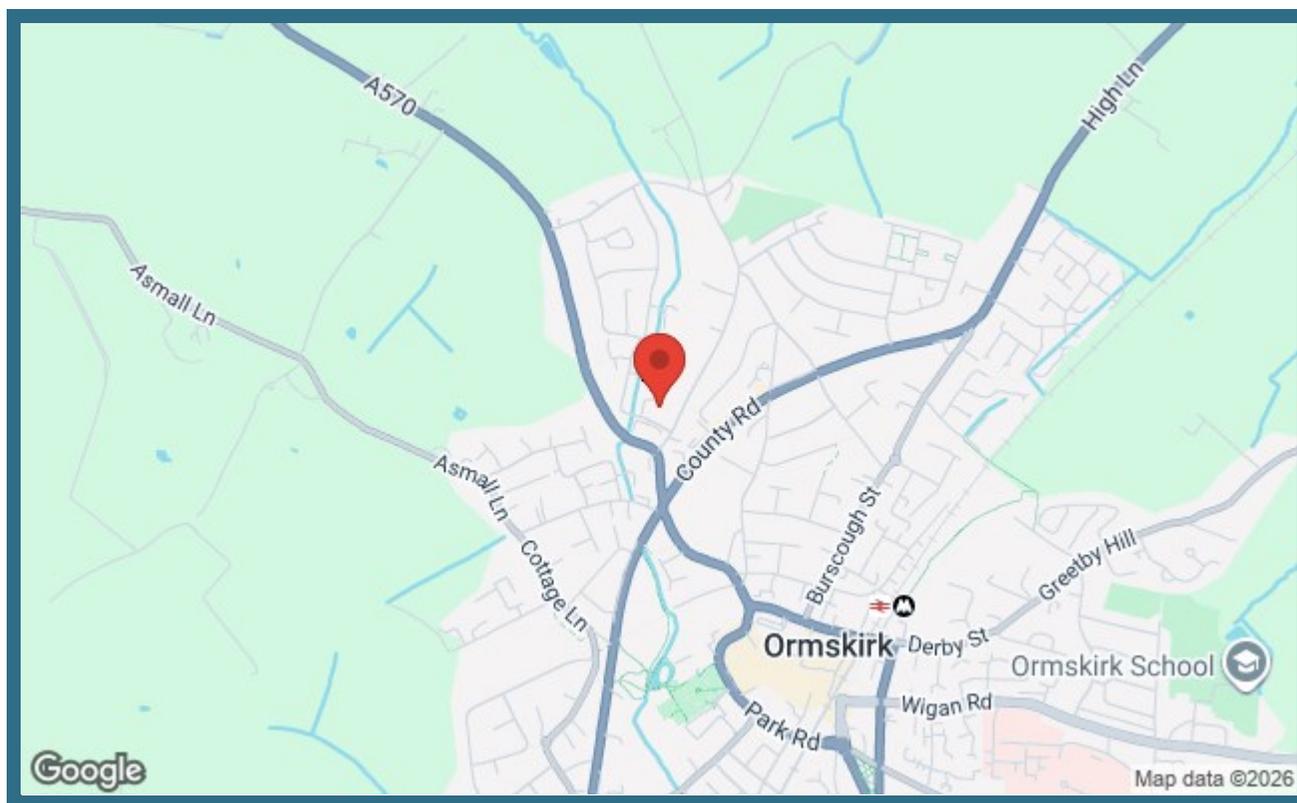
Broadband - Ultrafast Highest available download speed: 1800 Mbps.

Highest available upload speed: 220 Mbps.

Mobile Signal: Vodaphone & EE - Good Outdoor. O2 & Three Variable Outdoor.

Ofcom Website.

## VIEWING BY APPOINTMENT



### **Important Information**

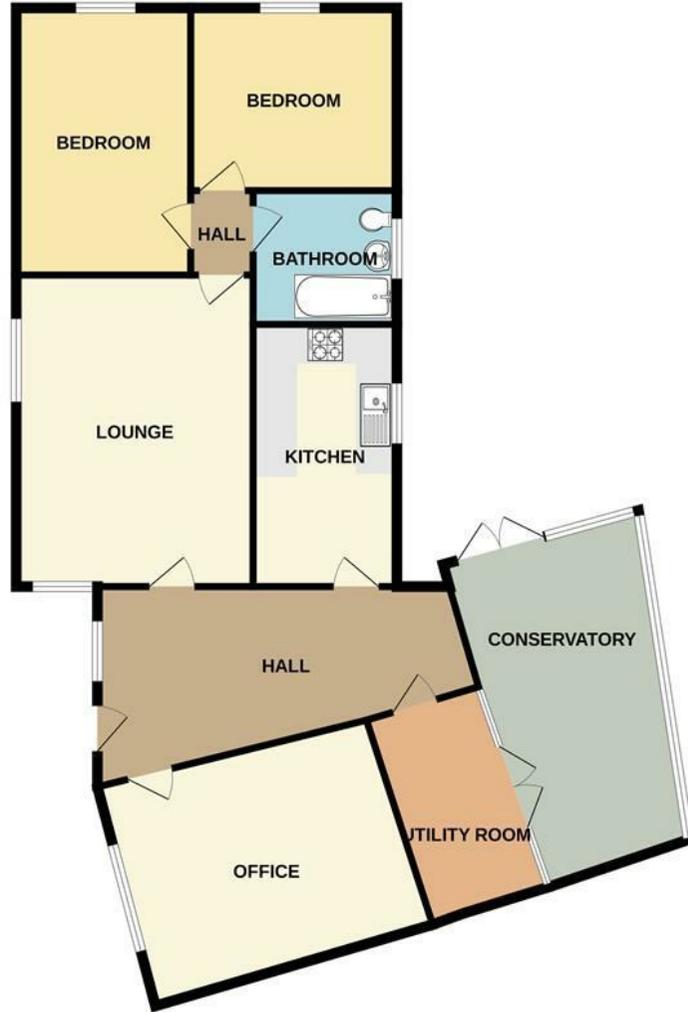
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
1290 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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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