BRIGHOUSE
WOLFF

90 County Road, Ormskirk, L39 1QH

Reduced To £210,000

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A traditional 3 bedroom semi-detached family home with NO CHAIN DELAY. which is located within walking distance of Ormskirk town centre and it's associated amenities.

Situated upon County Road, the property is ideally situated for the town centre, along with the towns' Railway & Bus stations, both of which are located within walking distance and provide direct access to Liverpool Centre.

Ormskirk town centre with its variety of shops, supermarkets, twice weekly markets, restaurants, bistro's and bars is located within a short distance.

Edge Hill University is conveniently situated, as is Ormskirk hospital. The A59 and M58 - at nearby Bickerstaffe - both provide excellent road/transport links.

The accommodation, which does require some cosmetic modernisation briefly comprises; Entrance hallway, lounge, dining room and kitchen to the ground floor, whilst to the first floor are 3 bedrooms, and bathroom suite. To the exterior are private gardens to both the front & rear, with off road parking provided by a driveway to the side.

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

ACCOMMODATION

GROUND FLOOR

PORCH
The front door provides access to all accommodation

HALLWAY
Entrance door, ceiling lighting, stairs lead to the first floor, under stairs cupboard and additional storage cupboard adjacent to the front door, door access to the lounge and remainder of ground floor accommodation.

LOUNGE
14'9" plus bay x 11'8" (4.50 plus bay x 3.58)
A spacious main reception room with large bay window to the front elevation, ceiling lighting & tv point.

DINING ROOM
14'2" x 11'8" max (4.33 x 3.58 max)
Window unit to the rear elevation overlooks the gardens, ceiling lighting.

KITCHEN
11'3" x 6'3" (3.43 x 1.91)
Fitted with base units and sink and drainer. ceiling lighting, rear door and window to the side.

FIRST FLOOR

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

BEDROOM 1
12'7" plus bay x 10'7" (3.85 plus bay x 3.25)
Bay window to the front elevation & ceiling lighting.

BEDROOM 2
11'8" x 11'3" (3.58 x 3.44)
Window to the rear elevation & ceiling lighting.

BEDROOM 3
9'2" x 7'6" (2.80 x 2.30)
Window to the front elevation & ceiling lighting.

BATHROOM
8'6" x 6'3" (2.61 x 1.92)
Fitted with a three piece suite comprising; panelled bath, wash basin and low level wc, frosted window and ceiling light point.

EXTERIOR
The front garden area is mainly laid to lawn and fence enclosed. A driveway leading to the road provides off road parking.

The rear garden area is mainly laid to lawn, hedge and fence enclosed and provides excellent outdoor living space.

MATERIAL INFORMATION

TENURE
Freehold - Not registered on HMLR.

COUNCIL TAX
West Lancs. Council 2026/27

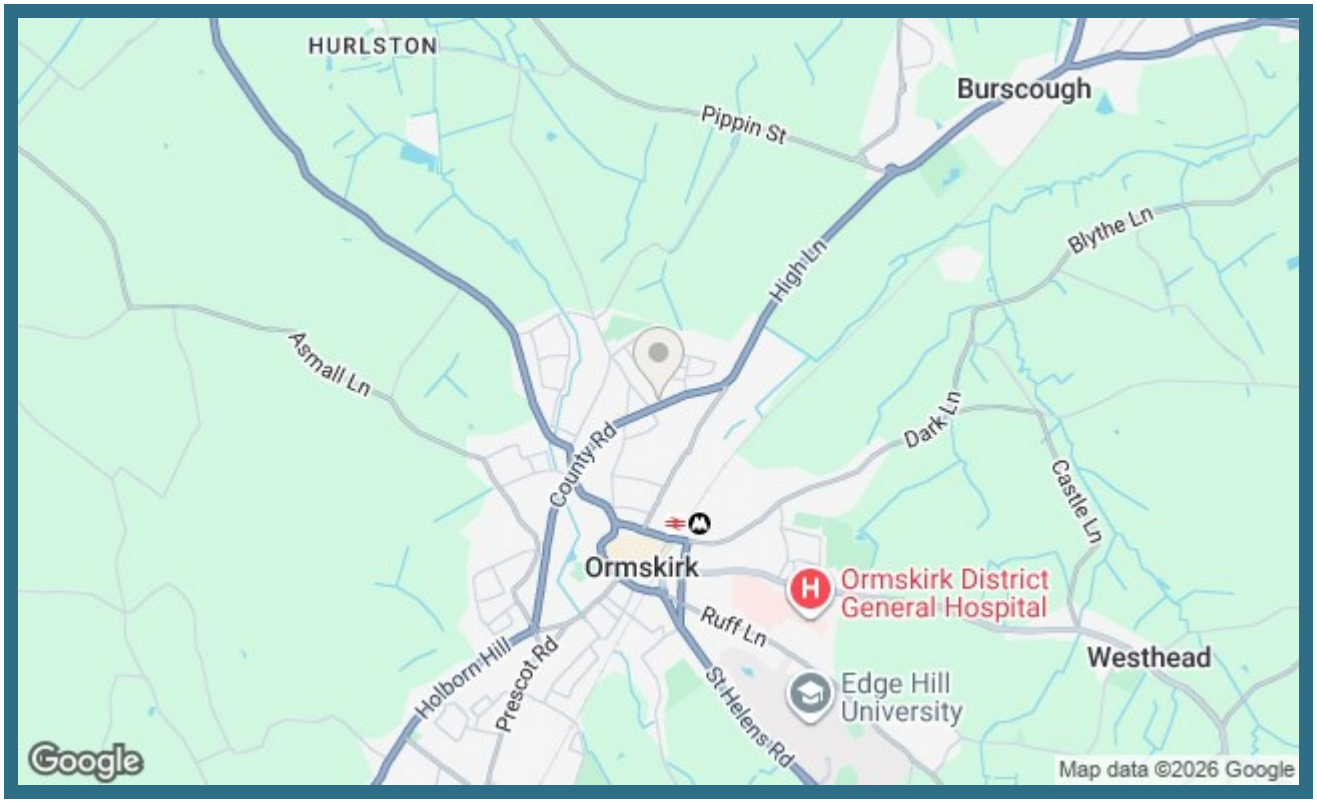
Band: D
Charge: £2434.59

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

Mobile Signal: EE, O2 & Vodaphone - Good outdoor, variable in-home. Three: Good outdoor.

(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.

BRIGHOUSE WOLFF

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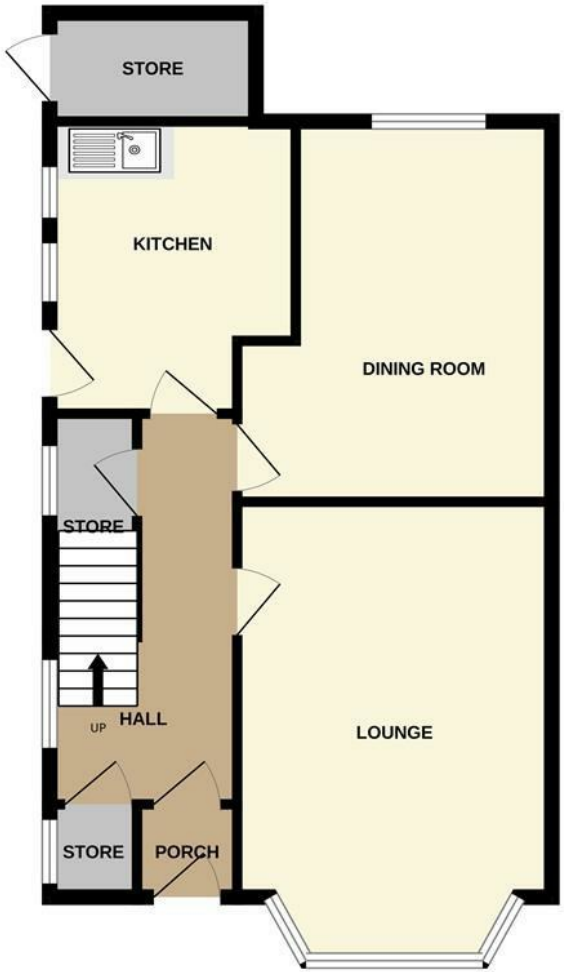
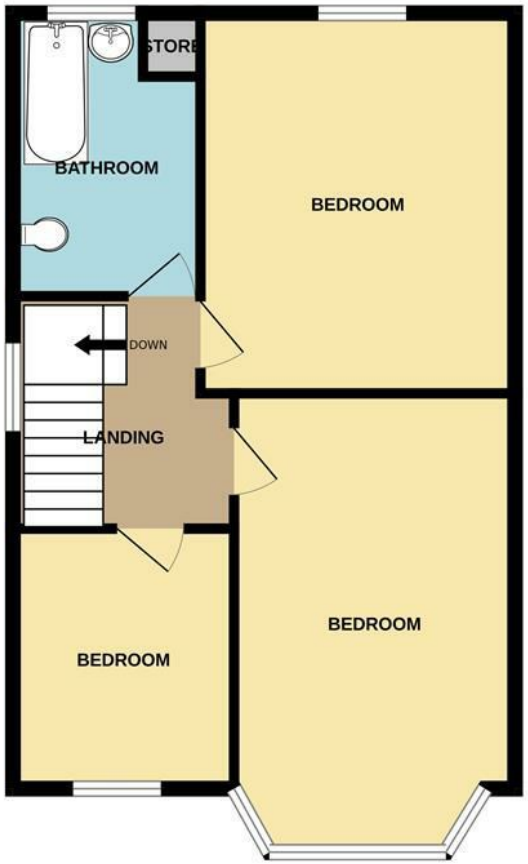
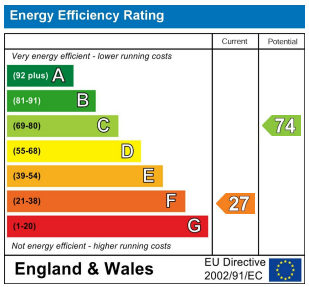
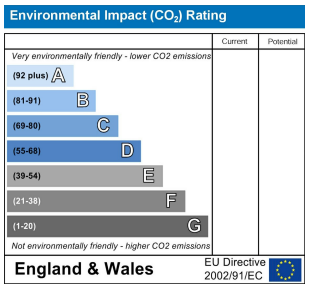
www.brighouse-wolff.co.uk

GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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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