

BRIGHOUSE WOLFF

7 Railway Approach, Ormskirk, L39 2DD

£145,000









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A Conveniently Located Two Bedroom Mid-Terrace Property – No Onward Chain

Situated in a highly convenient town centre location, this two bedroom mid-terrace property is offered for sale with NO ONWARD CHAIN.

Although the property would benefit from some internal cosmetic updating, it offers excellent potential and is ideally positioned within easy walking distance of Ormskirk town centre, railway station and bus station.

Ormskirk town centre offers an excellent range of amenities, including shops, supermarkets, schools, restaurants, bistros and bars, together with its popular twice-weekly markets. Ormskirk railway and bus stations are also close at hand, providing convenient transport links, including direct services to Liverpool city centre.

Edge Hill University and Ormskirk Hospital are both conveniently situated, whilst the A59 and M58 motorway provide excellent road links to the surrounding areas and beyond.

The accommodation, which offers a flexible layout, briefly comprises: entrance hallway, lounge and fitted kitchen to the ground floor. To the first floor are 2 bedrooms and a shower suite.

Externally, the property benefits from a small open front garden and enclosed rear yard.

Further benefits include gas central heating via a combination boiler and partial double glazing.

An ideal purchase for first-time buyers, buy-to-let investors or anyone seeking the convenience of a central Ormskirk location.

ACCOMMODATION

GROUND FLOOR

HALLWAY
The front door leads into an enclosed hallway.

LOUNGE
13'9" x 12'9" (4.20 x 3.90)
Double glazed window to the front elevation, radiator panel, tv point, meter cupboards, access into further accommodation.

FITTED KITCHEN
14'1" x 11'0" (4.30 x 3.36)
Fitted with a range of base units together with contrasting work surfaces and flooring. Sink and drainer unit, cooker point, double glazed window, rear door provides access into the yard.

FIRST FLOOR

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

BEDROOM 1
13'7" x 12'11" (4.16 x 3.95)
A well proportioned double bedroom with double glazed window to the front elevation, radiator panel & ceiling lighting.

BEDROOM 2
11'6" x 5'10" (3.51 x 1.79)
With window to the rear elevation, radiator panel & ceiling lighting.

SHOWER ROOM
7'5" x 7'4" (2.27 x 2.25)
Fitted with a three piece shower suite comprising; corner shower cubicle with overhead shower and screens, low level wc, wash basin, ceiling lighting.

EXTERIOR
A small open garden area sits directly to the front of the property, whilst a wall enclosed yard sits directly to the rear.

MATERIAL INFORMATION

TENURE
Freehold

COUNCIL TAX
West Lancs. Council 2026/27

Band: B

Charge: £1893.57

MOBILE & BROADBAND
Mobile Signal:

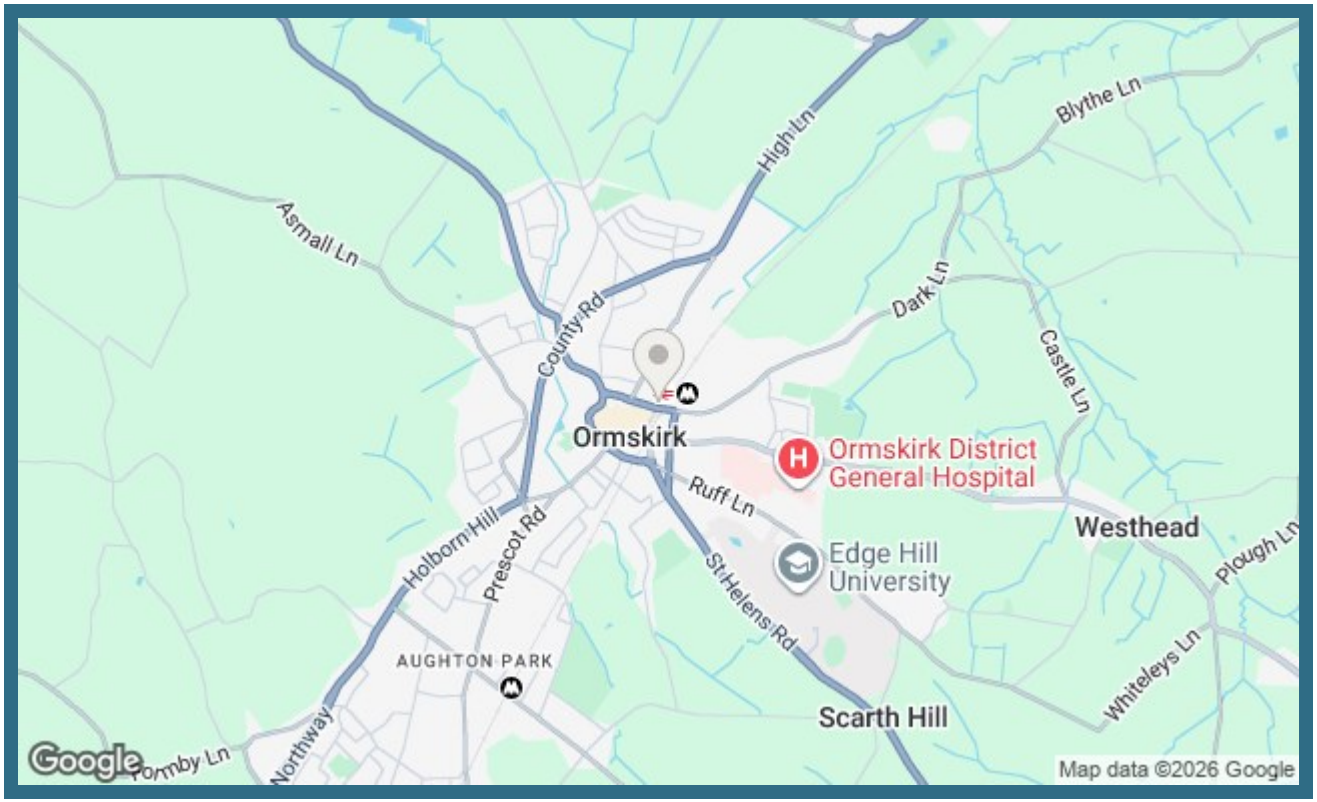
EE, O2 & Vodaphone - Good Outdoor & in-home.
Three - Good outdoor.

Broadband:

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

(all info. 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.

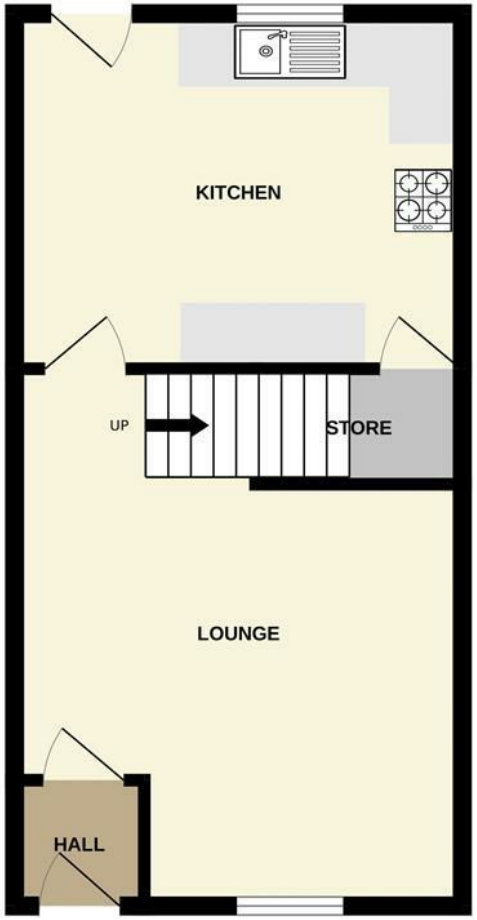
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

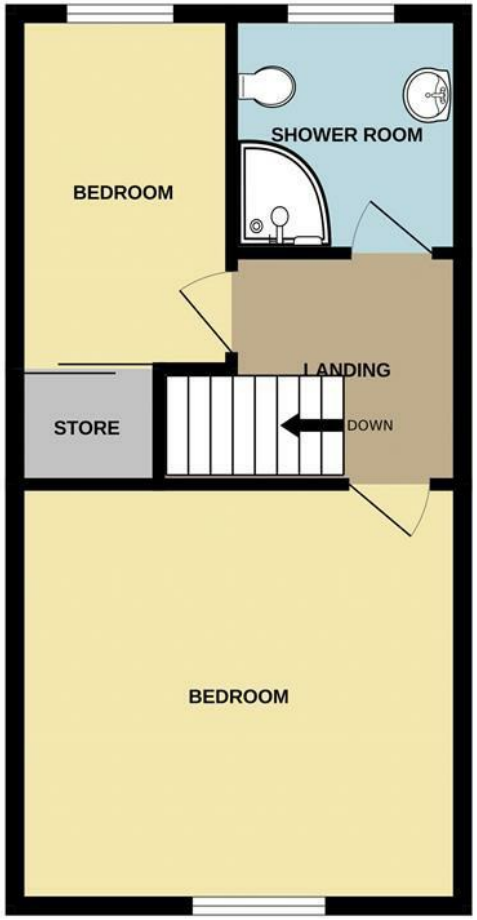
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GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.





TOTAL FLOOR AREA : 765 sq.ft. (71.1 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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