



BRIGHOUSE  
WOLFF

**1 Garnett Green, Ormskirk, L39 3NL**  
**Reduced To £245,000**



A larger than anticipated 3-4 bedroom semi-detached dormer bungalow which is situated in a sought after cul-de-sac location within easy access of Ormskirk town centre.

Ideally located in an ever popular location of similar age & style properties just off Cottage Lane, the property is set within close proximity of Ormskirk town centre with its wide variety of shops, restaurants, bistro's and bars, not to mention its bustling twice weekly markets!

Excellent transport links are provided by the towns' railway and bus stations, which provide direct access into Liverpool City Centre and beyond. Access to the Motorway network is also within a short drive at nearby Bickerstaffe, whilst the A59 & A570 provide excellent road links.

Edge Hill University and Ormskirk Hospital are also both situated within a short distance.

The flexible accommodation briefly comprises; Entrance hallway, lounge, modern fitted kitchen, dining room/bedroom, sitting room and family shower suite to the ground floor. To the first floor are two double bedrooms and office/study, whilst to the exterior are private garden areas to both front & rear with off road driveway and garage parking.

Further benefits include gas central heating, double glazing & NO CHAIN DELAY.

Early viewing is essential to appreciate the size and flexibility of accommodation on offer.

#### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALLWAY

11'0" x 9'4" (3.36 x 2.86)

With double glazed windows, storage cupboard, ceiling lighting and access into all accommodation.

##### LOUNGE

15'7" x 11'1" (4.75 x 3.38)

Double glazed window to the front elevation, radiator panel, tv point, wall & ceiling lighting

##### FITTED KITCHEN

12'1" x 9'1" (3.70 x 2.79)

A light kitchen area which is fitted with a modern and comprehensive range of wall and base units finished in cream together with contrasting work surfaces and flooring. Integrated electric hob, oven and extractor chimney, stainless steel sink and drainer unit, plumbing for washing machine, double glazed window and rear door, gas boiler, internal doors lead into the lounge and inner hallway.

##### SITTING ROOM

17'7" x 12'0" max (5.36 x 3.67 max)

An extended room to the rear of the main dwelling with double glazed window to the rear elevation, radiator panel & ceiling lighting

##### DINING ROOM/BEDROOM

14'0" x 9'2" (4.27 x 2.81)

Another extended room to the rear which can be used as an additional reception room or, double ground floor bedroom. Double glazed window to the rear elevation, radiator panel & ceiling lighting

## SHOWER ROOM

6'5" x 5'11" (1.96 x 1.82)

Fitted with a modern white three piece shower suite comprising; corner shower cubicle with overhead shower and shower screens, low level wc and wash basin. Partially tiled walls, extractor fan, double glazed frosted window, ceiling lighting.

## FIRST FLOOR

### STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation. Large storage/linen cupboard.

### BEDROOM 1

14'1" x 10'2" (4.31 x 3.11)

Double glazed window to the side elevation, radiator panel, built in wardrobe & ceiling lighting.

### BEDROOM 2

14'3" x 9'5" max (4.35 x 2.89 max)

Double glazed window to the side elevation, storage cupboard, radiator panel & ceiling lighting.

### OFFICE/STUDY

8'10" x 5'10" (2.71 x 1.78)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

## EXTERIOR

### DRIVE & GARAGE

A flagged driveway leads to the side of the property and provides off road parking.

At the head of the drive is a detached brick built single garage with up and over door to the front, pedestrian door and window to the side.

### GARDENS

The front garden area is landscaped for easy maintenance.

To the rear of the property is a larger than anticipated private garden area which is fence enclosed, mainly laid to lawn with ornamental shrub borders.

## MATERIAL INFORMATION

### TENURE

FREEHOLD - Not yet registered.

### COUNCIL TAX

West Lancs. Council 2024/25

Band: D

Charge: £2,233.07

### MOBILE & BROADBAND

Ultrafast Broadband is available

Highest available download speed: 330 Mbps. Highest available upload speed 50 Mbps

Mobile Signal: Limited/Likely dependant upon provider

Information from Ofcom.



### Important Information

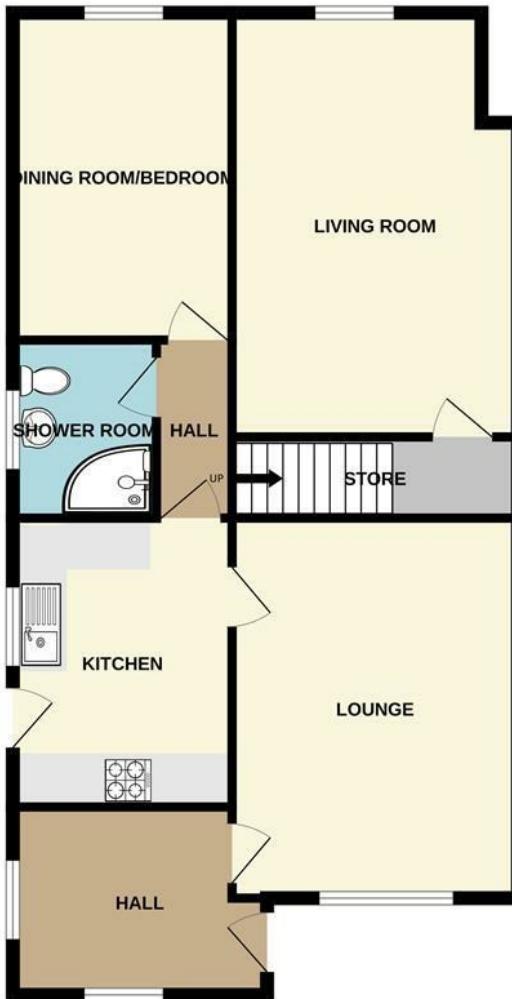
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



