



BRIGHOUSE
WOLFF

32 Burscough Road, Ormskirk, Lancashire L39 2XF
£349,950



A deceptively spacious 3 bedroom traditional detached family home, which is set on a very well proportioned plot in a much sought after location. The property enjoys having no further chain delay.

Situated upon the ever popular Burscough Road in Ormskirk, the property is within easy access of the towns' railway and bus stations, which provide direct access into Liverpool city centre.

Ormskirk town centre with its wide variety of supermarkets, shops, restaurants and bars along with its bustling twice weekly market is also conveniently situated, as are Edge Hill University, Coronation Park & Ormskirk Hospital. Excellent road links are provided by the nearby A59, whilst access to the motorway network (M58) is provided at nearby Bickerstaffe.

Sitting in a prime position with gardens to the front & rear elevations, the main accommodation provides a spacious and flexible layout and briefly comprises; Entrance porch, hallway, lounge, sitting/dining room, modern fitted kitchen and wc to the ground floor. To the first floor are three well proportioned bedrooms, family bathroom suite and separate wc, whilst to the exterior are private enclosed gardens to the front and rear, covered front to rear walkway, with off road parking provided by driveway and garage.

Further benefits include but are not limited to: Gas central heating - with recently installed combination boiler - double glazing and burglar alarm system.

Viewing is essential to appreciate the size and flexibility of the accommodation, location and gardens.

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

ACCOMMODATION

GROUND FLOOR

PORCH

Entrance door leads into the hallway, which provides access into all accommodation.

HALLWAY

Stairs lead to the first floor, internal door access to all ground floor accommodation.

LOUNGE

13'2" plus bay x 11'3" (4.02 plus bay x 3.43)

Double glazed bay window to the front elevation, radiator panel, dado rail, coved ceiling & ceiling lighting.

SITTING/DINING ROOM

16'2" x 10'11" (4.95 x 3.34)

A large extended room situated to the rear of the property with double glazed windows to the rear, living flame effect fire set in feature fore place, coved ceiling, radiator panel and ceiling lighting.

FITTED KITCHEN

11'10" x 12'0" (3.62 x 3.66)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, ceiling lighting, cooker point & extractor hood above, plumbing for washing machine, stainless steel sink & drainer unit, double glazed window and ceiling lighting.

WC

Low level wc & wash basin, frosted window, ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the first floor landing which in turn provides access to all first floor rooms.

BEDROOM 1

13'2" plus bay x 10'9" (4.02 plus bay x 3.30)

Double glazed bay window to the front elevation, a range of fitted wardrobes, radiator panel & ceiling lighting.

BEDROOM 2

11'11" x 11'0" (3.65 x 3.37)

Double glazed window to the rear elevation, fitted wardrobes, radiator panel & ceiling lighting.

BEDROOM 3

11'10" x 9'8" (3.61 x 2.95)

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

BATHROOM SUITE

Fitted with a two piece bathroom suite comprising; panelled bath with overhead shower and shower screen, wash basin, partially tiled walls, linen/airing cupboard, ceiling spot lighting, double glazed frosted window.

WC

Low level wc, double glazed frosted window and ceiling light point.

EXTERIOR

DRIVE & GARAGE

A Large block paved driveway provides parking for numerous vehicles and leads to an attached garage with up and over door, power, light and door to the side.

Located to the side of the property is a covered passageway with access doors to the front & rear. An under stairs storage cupboard is accessed within.

GARDENS

Front: The property is set back from the road with an initial garden area which is mainly laid to lawn. The front garden area is wall and hedge enclosed with well kept shrub & tree borders.

Rear: The rear gardens provide excellent private outdoor living space. A large raised patio/seating area sits directly behind the main accommodation and drops to a fence enclosed garden area which is mainly laid to lawn with further patio/seating area, ornamental flower & shrub borders.

MATERIAL INFORMATION

TENURE

Freehold

COUNCIL TAX

West Lancs. Council 2026/27

Band: E

Charge: £2975.61

MOBILE & BROADBAND

Mobile Coverage:

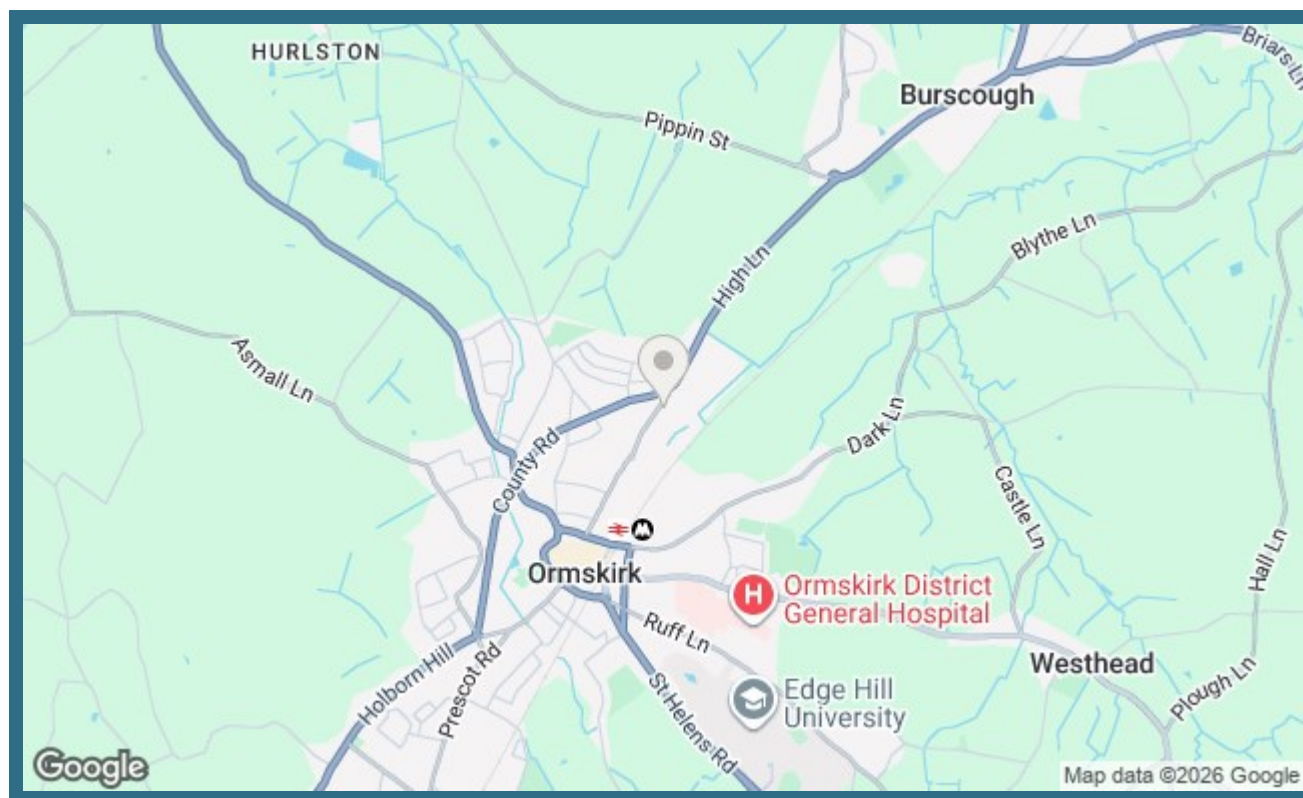
EE, O2 & Vodaphone - Good Outdoor & variable in-home. Three - Good Outdoor.

Broadband:

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

(All 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.

GROUND FLOOR
882 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1570 sq.ft. (145.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



