

BRIGHOUSE WOLFF

43 Tower Hill, Ormskirk, L39 2EE

Reduced To £399,950









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A much extended and immaculately presented traditional semi-detached family home which is set in a much sought after location within close proximity of Ormskirk town centre and a wide variety of amenities.

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

Situated upon Tower Hill, just off Wigan Road, the property is ideally situated within close proximity of Ormskirk Hospital along with the town's railway and bus stations. Both the railway and bus stations provide direct access into Liverpool City Centre.

Ormskirk town centre, with its variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets are also situated within easy access.

The accommodation which is modern, much extended and neutrally decorated throughout briefly comprises; hallway, lounge, sitting/dining room, modern open plan kitchen/dining living space & utility room to the ground floor. To the first floor are three bedrooms - the master benefitting from a dressing room/office - & modern family shower en suite, whilst to the exterior are garden areas to the front & rear with off road paved parking.

Edge Hill University, Primary & Secondary Schools are also located locally. Excellent road links are provided by the nearby A59 & A570, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe.

Please call us today to arrange an early viewing and avoid the disappointment of missing out!

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ACCOMMODATION

GROUND FLOOR

HALLWAY
Principal access door into the property and internal doors to all ground floor accommodation. Stairs lead to the first floor.

OPEN PLAN KITCHEN/DINING/LIVING.
23'2" x 20'10" max (7.08 x 6.37 max)
A magnificent modern open plan living space to the rear elevation incorporates kitchen with high specification appliances, dining and sitting areas with bi-folding doors opening into the rear gardens. Large roof lantern provides further natural light, recessed spotlighting throughout.

FRONT LOUNGE
13'10" x 12'0" (4.23 x 3.66)
Large lounge area with double doors leading through to the living space, kitchen & dining areas.

SITTING/DINING ROOM
11'1" plus bay x 10'4" (3.40 plus bay x 3.16)
A spacious stand alone room providing an enclosed space to the front elevation.

UTILITY ROOM
With plumbing for washing machine, base units with contrasting work surfaces, ceiling lighting and sink & drainer

FIRST FLOOR

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

BEDROOM 1
13'11" x 9'10" (4.25 x 3.02)
Double glazed windows to the front elevation, a modern range of built in bedroom furniture, radiator panel and ceiling lighting.

DRESSING ROOM
9'10" x 6'9" (3.01 x 2.06)
Accessed from the main bedroom area and providing a dressing area / office with various hanging areas and bedroom furniture.

BEDROOM 2
10'8" x 9'2" (3.26 x 2.80)
Double glazed windows to the front elevation, a modern range of built in bedroom furniture, radiator panel and ceiling lighting.

BEDROOM 3
10'4" x 7'10" (3.17 x 2.39)
Double glazed window to the rear elevation, radiator panel and ceiling lighting.

SHOWER SUITE
A modern and high specification shower suite comprising shower cubicle, glass shower enclosure with overhead deluge shower. Low level wc, wash basin, heated towel rail, recessed spotlighting.

EXTERIOR

FRONT GARDEN & PARKING
A wall enclosed patterned concrete parking area for several vehicles. The enclosing walls have security/night lighting. Steps lead to the main door.

REAR GARDEN
Mainly laid to lawn with fence enclosure, timber storage shed and further artificial grass patio area beyond.

MATERIAL INFORMATION

TENURE
FREEHOLD

COUNCIL TAX
West Lancs. Council 2024/25

Band: C

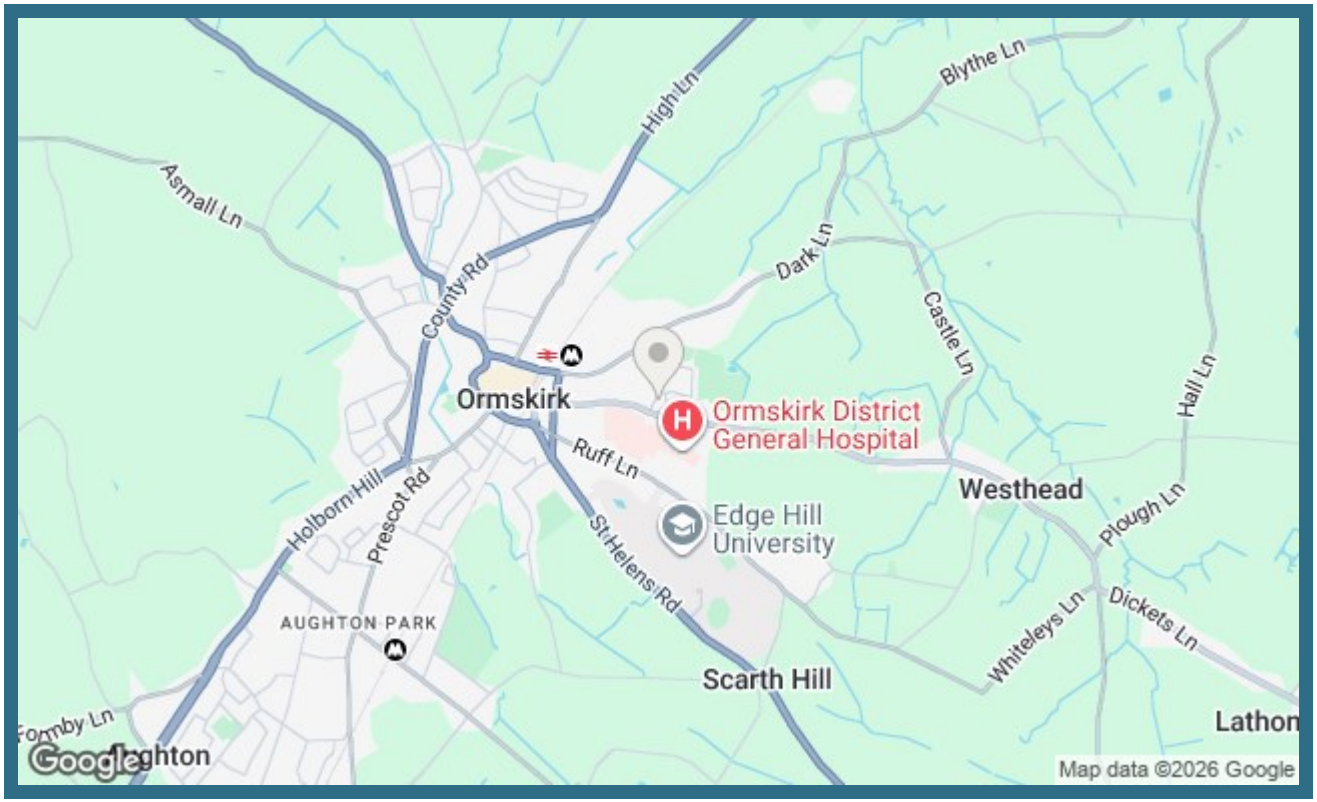
Charge: £1,984.95

CONSTRUCTION
Traditional brock with pitched roofing and extension with flat roof/roof lantern.

MOBILE & BRAODBAND
Ultrafast Broadband is available: Ultrafast Highest available download speed: 1800 Mbps Highest available upload speed: 220 Mbps

Mobile signal: Limited / Likely

Information via 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.

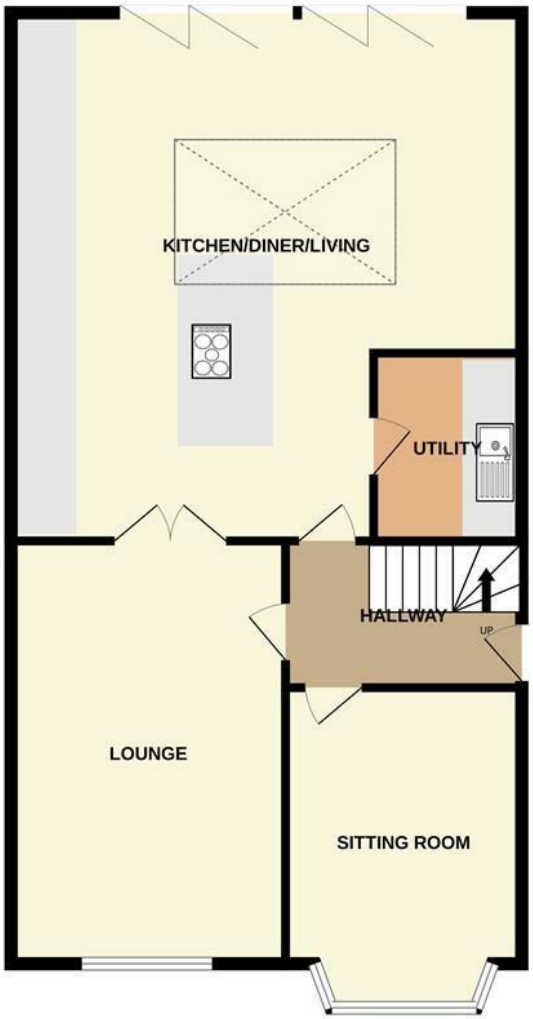
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

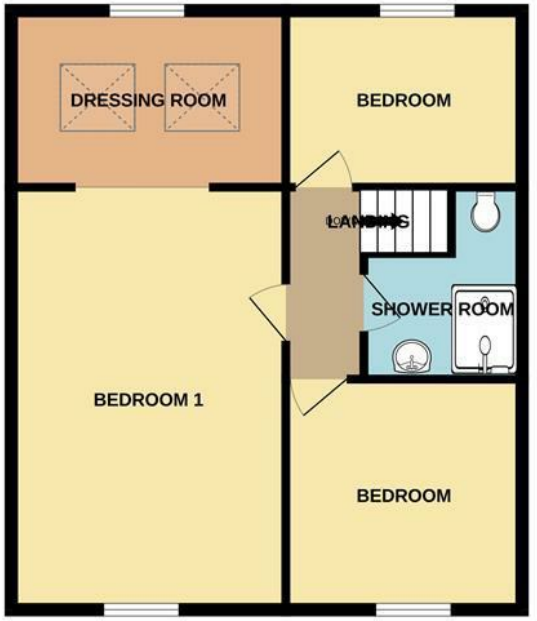
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20 Aughton Street, Ormskirk, Lancs, L39 3BW
Tel: 01695 580801
ormskirk@brighouse-wolff.co.uk
www.brighouse-wolff.co.uk

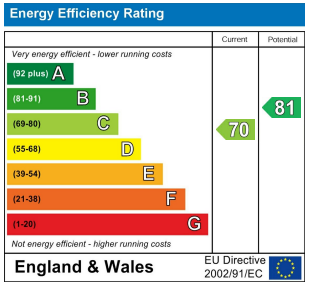
GROUND FLOOR

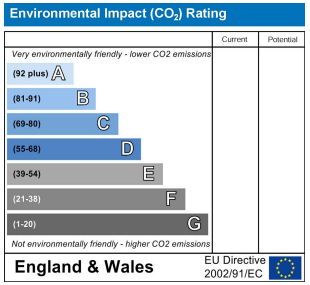


1ST FLOOR



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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HOME




Secret
YORK LONDON SHANGHAI



