

Substantial Four Bedroom Semi-Detached House

FOR SALE

Guide Price: £259,950

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

56 Southport Road, Ormskirk L39 1LX



- **Substantial four-bedroom semi-detached family residence.**
- **Vacant possession.**
- **Self-contained freehold title.**
- **Dedicated private parking.**
- **Two reception rooms.**
- **Spacious dining kitchen and utility room.**
- **Ground floor shower room together with first floor family bathroom.**
- **Walking distance to Ormskirk Town Centre.**
- **The wider site is to be offered for sale in three separate lots.**

Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com

Location: The property occupies a prominent frontage position to Southport Road (A570), one of Ormskirk's principal arterial routes, within comfortable walking distance of the town centre.

Ormskirk is an attractive and highly regarded Lancashire market town offering an excellent range of national and independent retailers, cafés, restaurants, leisure facilities and supermarkets including Booths, Morrisons and Aldi. The town benefits from both railway and bus stations together with excellent road communications via the A59, A570 and nearby M58 motorway, providing straightforward access throughout Lancashire, Merseyside and Greater Manchester.

The property's convenient location combines the benefits of town centre accessibility with excellent commuter links, making it well suited to owner occupiers seeking a substantial family home within an established residential location.



Description: Fitton Estates are delighted to offer for sale the former Barn Lodge site, comprising a substantial four-bedroom semi-detached residence occupying a prominent position to Southport Road.

The wider site is to be marketed in three separate lots, namely this reinstated house, the adjoining pair of self-contained flats and Barn Lodge, the former veterinary practice situated to the rear. Following completion of the proposed subdivision, the property will comprise its own self-contained freehold title together with dedicated off-road parking and clearly defined ownership boundaries.

Extending to approximately 3,154 sq.ft. (293 sq.m.), as measured from the approved planning drawings, the property provides exceptionally generous accommodation arranged over two floors and offers significantly more internal floor space than many comparable family homes within the locality.

The accommodation briefly comprises an entrance hall leading to a bay-fronted living room together with a separate dining room, creating excellent family and entertaining space. Beyond lies a spacious fitted dining kitchen incorporating ample space for informal dining, together with a separate utility room, shower room and ancillary accommodation to the rear.

To the first floor are four well-proportioned bedrooms together with a family bathroom, providing flexible accommodation capable of meeting a variety of family requirements, including home working or multi-generational occupation.

The property benefits from dedicated private parking together with its own self-contained title. The considerable internal accommodation and convenient town centre location are likely to appeal to purchasers seeking a substantial period residence requiring little immediate expenditure.

The property is offered with vacant possession and is considered suitable for owner occupation or long-term residential investment.

Following completion of the proposed subdivision, the property will benefit from its own dedicated parking together with clearly defined ownership boundaries as identified upon the proposed title plan.





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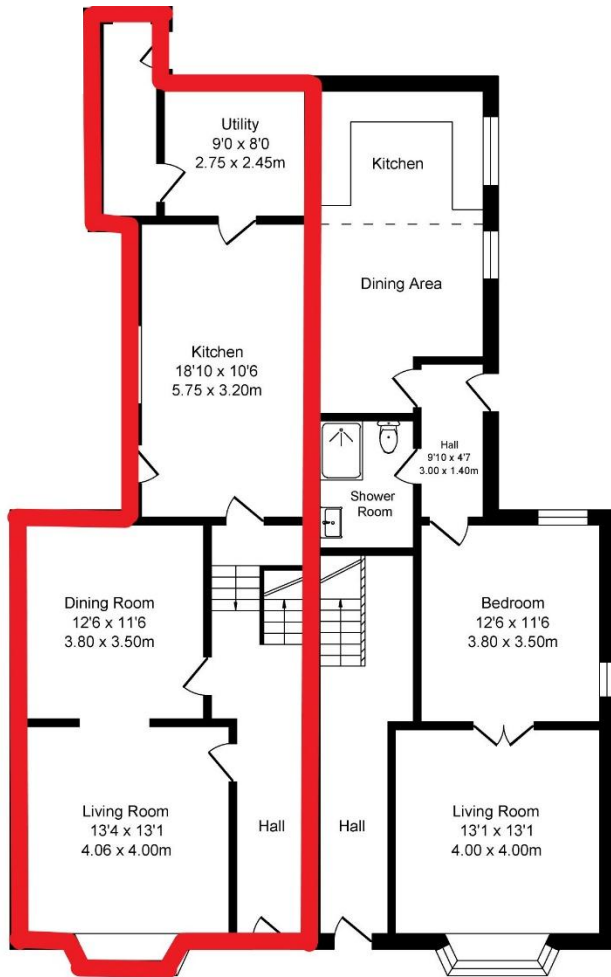
VAT: We understand VAT will not be payable upon the purchase price.

Tenure: The property is to be sold freehold, subject to completion of the proposed subdivision of the existing title and legal verification.

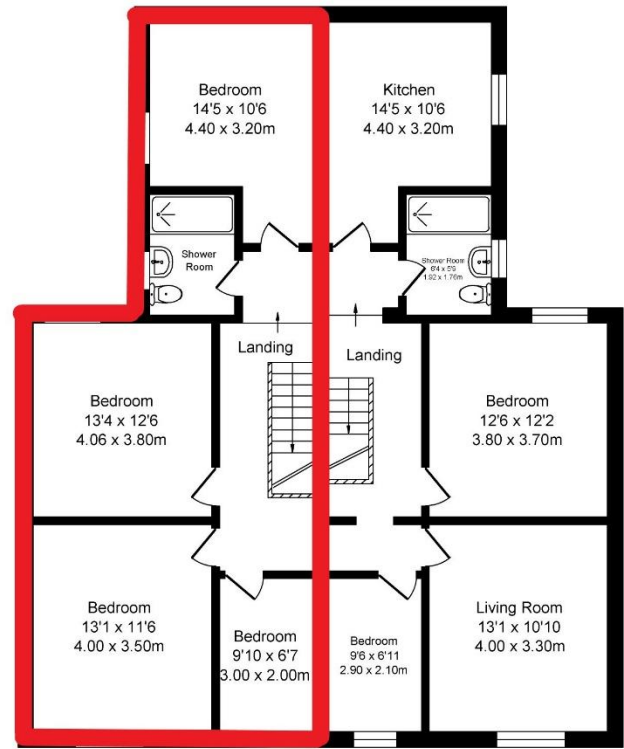
Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

Legal: Each party is to be responsible for their own legal costs.

Accommodation: Floorplan below not to scale and provided for indicative purposes only.



Ground Floor



First Floor

Council Tax: We understand the property is presently assessed within Council Tax Band D, although purchasers should satisfy themselves following completion of the title subdivision.

EPC: A copy of the Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 08 July 2026

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