



BRIGHOUSE
WOLFF

37 Tower Hill, Ormskirk, L39 2EE
£260,000



A 3 bedroom 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.

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 does require some cosmetic modernisation briefly comprises; hallway, lounge, sitting/dining room, kitchen & lean too/rear porch to the ground floor. To the first floor are three well proportioned bedrooms & family bathroom, whilst to the exterior are very well proportioned garden areas to the front & rear with off road block paved parking area, secondary entrance to rear rear aspect and two garages.

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

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!

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the lounge, sitting room and remainder of ground floor accommodation.

LOUNGE

14'5" x 11'5" (4.40 x 3.50)

A spacious room with double glazed windows to the front & rear, radiator panel, living flame effect fire, ceiling lighting.

LOUNGE/SITTING ROOM

11'9" plus bay x 10'4" (3.60 plus bay x 3.17)

A spacious room at the front of the property with bay window to the front elevation, period fire and feature fire place, ceiling lighting radiator panel & tv point.

KITCHEN

10'10" x 8'3" (3.31 x 2.53)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces. Ceiling lighting, cooker point,, double glazed windows and door leading into the rear porch/garden room.

REAR PORCH/GARDEN ROOM

8'3" x 5'7" (2.54 x 1.71)

Double glazed windows and door leading into the rear gardens.

FIRST FLOOR

STAIRS & LANDING

BEDROOM 1

14'1" x 11'10" (4.30 x 3.61)

Double glazed window to the front elevation, original period fire place, radiator panel & ceiling lighting.

BEDROOM 2

10'8" x 10'4" (3.26 x 3.17)

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

BEDROOM 3

10'5" x 8'3" (3.18 x 2.53)

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

BATHROOM

Fitted with a three piece suite comprising; panelled bath with overhead shower & screen, wash basin, low level wc, frosted window and light point.

EXTERIOR

FRONT

Double gates from the roadway provide access. A large block paved driveway to the front & side of the property provides off road parking for several vehicles and leads to the first of two single garages.

The front gardens are mainly laid to lawn, wall and fence enclosed with mature ornamental flower, shrub & tree borders.

REAR

The rear gardens are larger than anticipated and provide excellent outdoor space. The gardens are mainly flagged with a block paved pathway and host several buildings and storage units including a second single garage which enjoys a secondary drive access point from Lathom Avenue behind.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2,081.33

CONSTRUCTION

Standard

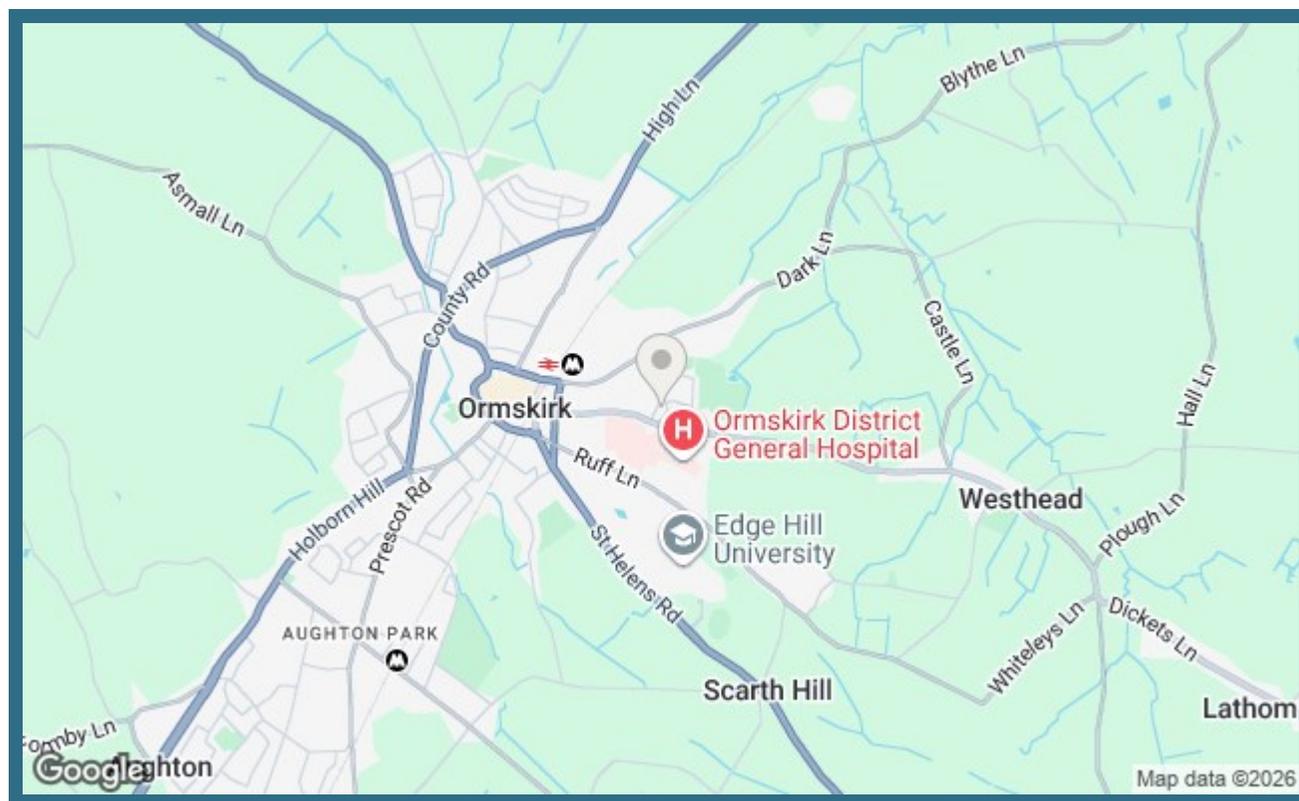
MOBILE & BROADBAND

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

MOBILE SIGNAL: Good Outdoor & In-Home

(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.

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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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