



BRIGHOUSE
WOLFF

12 Ormskirk Road, Skelmersdale, Lancashire WN8 8TP

£175,000



Located on Ormskirk Road in Chapel House, Old Skelmersdale, this delightful terraced house offers a perfect blend of character and modern living. Beautifully presented by the current owners, the property exudes a sense of history while providing the comforts of contemporary life.

Upon entering, you are welcomed by an enclosed porch, entrance hall, lounge and superb open plan kitchen with dining room with utility room off. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining area. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. These rooms are perfect for a small family, a couple, or even as a guest room for visitors. The modern bathroom is conveniently located, ensuring ease of access for all occupants.

The property includes off road parking, a valuable feature. The location itself is advantageous, with local amenities and transport links within easy reach, making daily life convenient. Two popular schools are within easy walking. Buses to Ormskirk and Wigan close by

This terraced house on Ormskirk Road is an excellent opportunity for anyone seeking a charming home in a popular community. With its blend of character, comfort, and practicality, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own. In addition there is no onward chain delay.

Porch

Entrance Hall

Stairs to the first floor.

Lounge

11'4 x 10'6 (3.45m x 3.20m)

The cosy lounge has a double glazed square bay window. Electric fire with surround and points for wall lights fitted.

Open Plan Dining Area

10'2 x 13'6 (3.10m x 4.11m)

The dining room has an electric fire fitted and is open to the kitchen, creating an ideal family area.

Kitchen

6'3 x 12'6 (1.91m x 3.81m)

The `L` Shaped kitchen has a range of base and wall units with worktops to accord and includes a breakfast bar, composite sink with swirl tap fitted, gas cooker point and there is ample space for an American style fridge/freezer. The walls are part tiled.

Utility Room

Base unit with sink and plumbing for washing machine

FIRST FLOOR

Landing

Bedroom 1

12' x 10'5 plus door recess (3.66m x 3.18m plus door recess)

A front facing double bedroom.

Bedroom 2

10'2 x 8'11 max (3.10m x 2.72m max)

Rear facing.

Bathroom

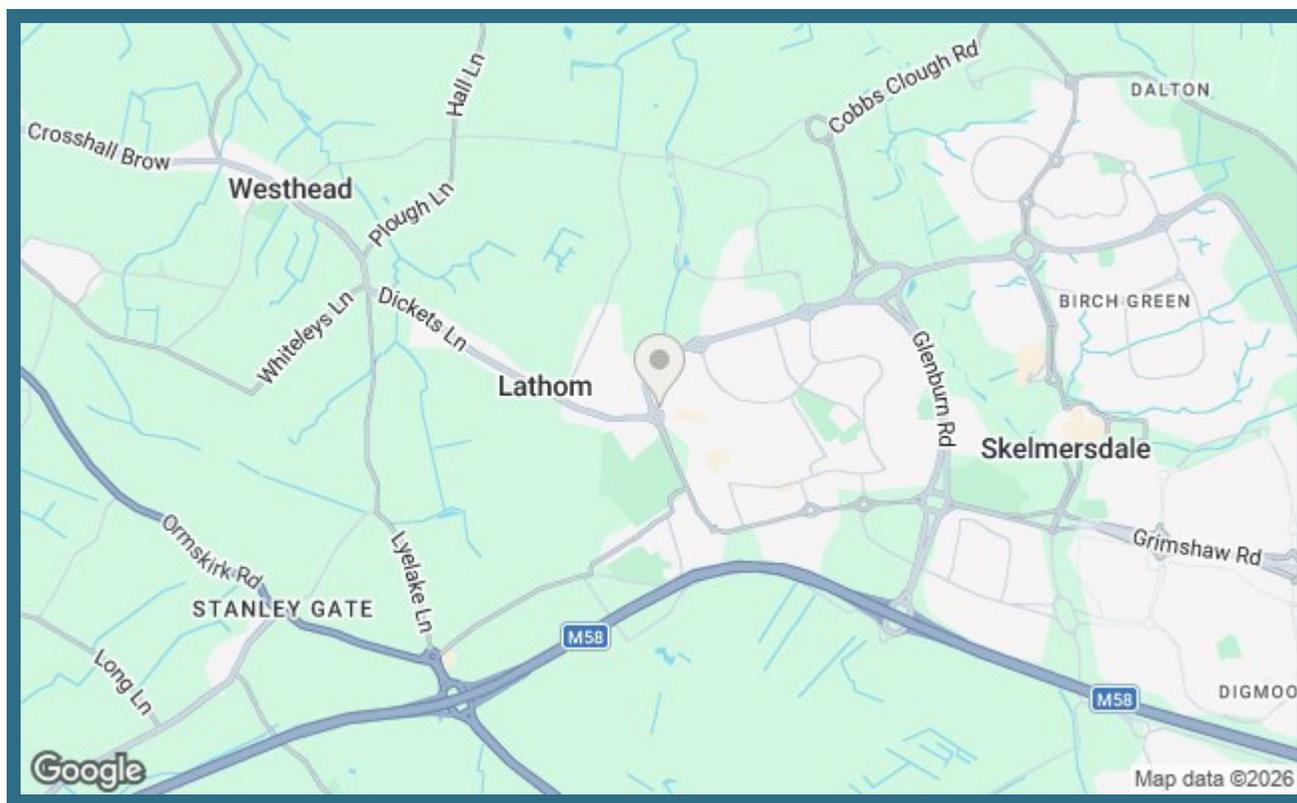
Attractive modern suite comprising `P` shaped panelled bath with shower attachment and screen fitted, low level W.C. and pedestal wash basin. The walls are tiled, inset spot lights and ladder style radiator fitted.

Outside

The front garden is paved and gravelled and provides off road parking. There is pedestrian access leading to the rear garden. Outside tap fitted to the front and rear gardens. The good sized garden to the rear has raised paved patio and lawn it is enclosed by timber panel fencing. The large, double skin outbuilding with power has potential for numerous of uses.



Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
	58	81	
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	



Important Information

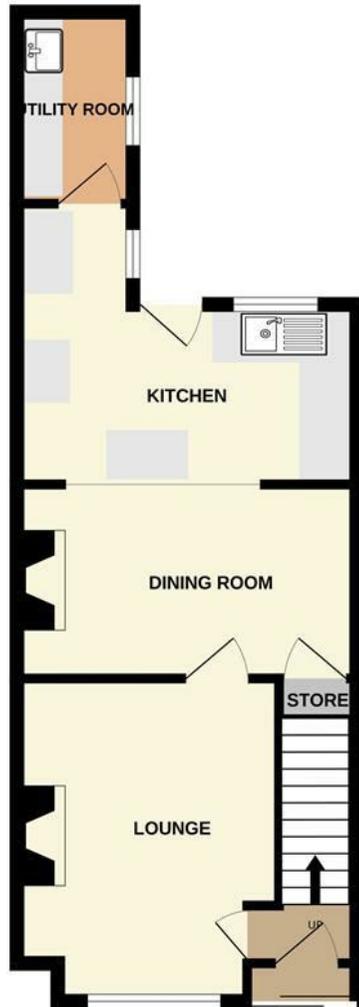
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

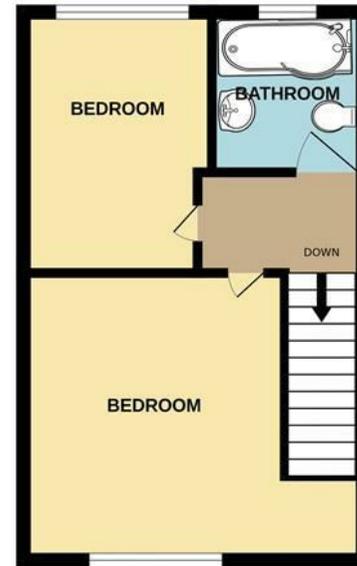
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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



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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