



BRIGHOUSE
WOLFF

28. Wigan Road, Westhead, Lancs. L40 6HZ
£385,000



A larger than anticipated 3 bedroom detached true bungalow with stunning countryside views to the rear and no further chain delay.

The bungalow is set upon Wigan Road in the centre of sought after Westhead Village, and therefore enjoys a very popular location within easy access of all village amenities. Ormskirk town centre with its variety of shops, schools, restaurants, bistros and bars is set within a short drive/bus journey, whilst Ormskirk Hospital & Edge Hill University are both conveniently situated within a short distance.

Excellent Motorway links are provided by the M58 at nearby Bickerstaffe.

The accommodation which is situated all upon one level, provides a light and flexible layout and briefly comprises; Entrance porch, hallway, large lounge, fitted kitchen, three bedrooms and family bathroom suite/wet room.

To the exterior are well proportioned private gardens to the front & rear - The rear being particularly impressive, facing in a very sunny southerly direction and enjoys stunning adjacent countryside views - along with off road driveway parking and brick built detached garage.

The property further benefits from the addition of gas central heating system & double glazing throughout.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

ACCOMMODATION

GROUND FLOOR

PORCH

Entrance door provides the principal access into the property.

HALLWAY

Internal doors provide access into further accommodation, large storage/linen cupboard, recessed spotlights to the ceiling.

LOUNGE

17'10" x 11'8" (5.45 x 3.58)

Sliding patio doors to the rear elevation lead into the gardens, living flame effect fire, radiator panel, tv point, ceiling lighting and coved ceiling.

FITTED KITCHEN

11'3" x 10'2" (3.45 x 3.12)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, recessed spot lighting, cooker point & extractor hood, plumbing for dishwasher and washing machine, stainless steel 1 1/2 bowl sink & drainer unit, double glazed window and door leading to the gardens.

BEDROOM 1

14'4" x 11'8" (4.38 x 3.58)

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

BEDROOM 2

14'0" x 10'3" (4.28 x 3.13)

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

BEDROOM 3/ STUDY

9'0" x 7'1" (2.75 x 2.18)

Double glazed window to the side elevation, ceiling light point & radiator panel.

BATHROOM SUITE

8'5" x 7'11" (2.58 x 2.42)

Fitted with a four piece bathroom suite comprising; wet room shower enclosure with overhead shower and level access, corner panelled bath with bath/shower mixer, low level wc which has been raised to accommodate a disability, wash basin, tiled walls, ceiling lighting & frosted window.

EXTERIOR

DRIVE & GARAGE

A long gravel and flagged driveway leads from the road. Beyond the driveway is a brick built garage with up and over door and window to the side.

GARDENS

The rear gardens provide excellent outdoor living space and face in a sunny southerly direction. Directly beyond the gardens are open fields and countryside with views towards Vicarage Lane and beyond. The majority of the gardens are laid to lawn with a large flagged patio/seating area directly to the rear of the main accommodation. On particularly sunny days, two large canopies extend above the patio. The gardens are fence and hedge enclosed with ornamental flower, shrub & tree borders.

The front gardens are mainly laid to lawn and screened from the road by hedges.

MATERIAL INFORMATION

TENURE

Freehold

COUNCIL TAX

West Lancs. Council 2026/27

Band: D

Charge: £2434.59

MOBILE & BRAODBAND

Mobile Signal:

EE - Good outdoor, variable in-home.

Vodafone & Three - Good outdoor

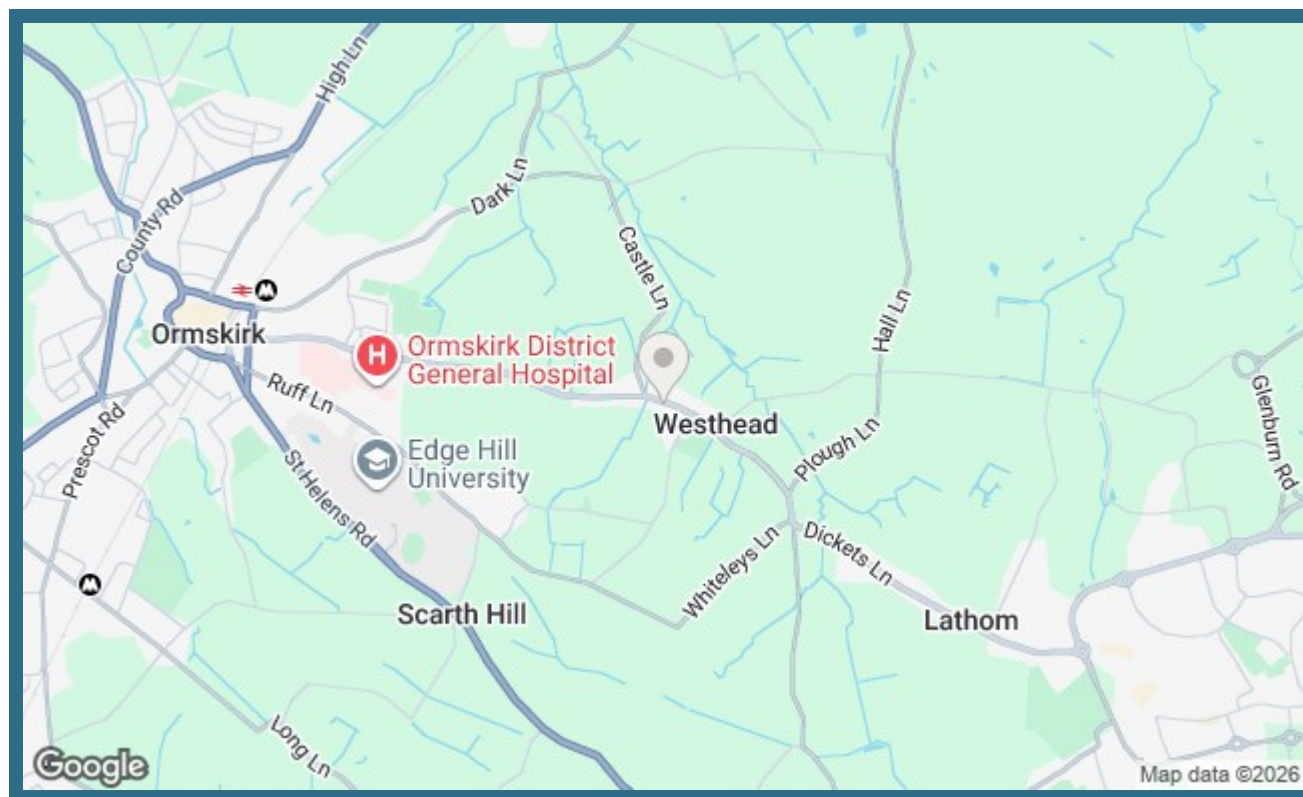
O2 - Variable outdoor.

Broadband:

Ultrafast- Highest available download speed:10,000 Mbps. Highest available upload speed: 10,000 Mbps.

(From Ofcom website).

VIEWING BY APPOINTMENT



Important Information

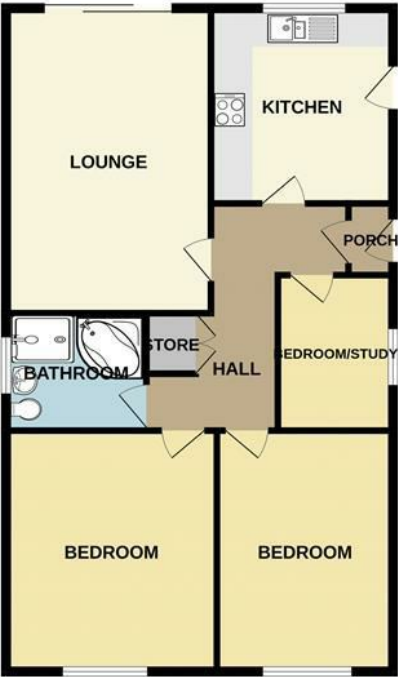
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
1050 sq.ft. (97.6 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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



