



BRIGHOUSE  
WOLFF

31 Ormond Avenue, Westhead, Lancs. L40 6HT  
75% Shared Ownership £121,500



A freshly decorated 2 Bedroom Over 55's retirement Bungalow located in a select Cul-de-Sac development of similar style properties with NO CHAIN DELAY.

The property is available to purchase at £124,000 representing a 75% shared ownership scheme with Anchor Hanover Association.

Set upon Ormond Avenue in the centre of Westhead Village, and therefore enjoying a pleasant and ever popular location. The property is ideally situated for all village amenities with Ormskirk town centre with its variety of amenities including; shops, schools, restaurants, bistros and bars within a short drive/bus journey.

Ormskirk Hospital & Edge Hill University are also both situated within a short distance of the area.

The accommodation briefly comprises; Entrance Porch/hallway, Lounge, Kitchen, two Bedrooms and bathroom suite. Communal gardens surrounding with residents parking provision to front.

The property further benefits from the addition of modern electrical central heating system & double glazing throughout along with having No Chain Delay.

Please call us today to arrange a convenient time to view.

### DIRECTIONS

From Ormskirk, head East along Wigan Road, past Ormskirk Hospital. Continue onto Crosshall Brow and in to Westhead Village. Upon entering the village, Turn left onto Ormond Avenue and left again into the development car park. The property can be identified by our for sale board.

### NUMBER 31

### ACCOMMODATION

#### GROUND FLOOR

##### PORCH

Double glazed entrance door, ceiling lighting, provides access to all accommodation

##### LOUNGE

16'6" x 10'10" (5.05 x 3.32)

Double glazed window to the front elevation, wall mounted thermostatic heater, ceiling light point, TV Ariel point.

##### FITTED KITCHEN

9'0" x 7'2" (2.76 x 2.19)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and partially tiled elevations, plumbing for washing machine, integrated electric hob & oven, sink and drainer unit, double glazed window to the front, ceiling light point.

##### INNER HALLWAY

Two large storage cupboards, ceiling light point, access to bathroom and bedrooms.

##### BEDROOM 1

14'2" x 9'5" (4.32 x 2.89)

Double glazed window to the rear elevation, thermostatically controlled wall heater, ceiling light point. A range of modern fitted wardrobes and bedroom furniture.

## DINING ROOM/ BEDROOM 2

12'9" x 8'10" (3.89 x 2.71)

Double glazed door to the rear elevation, which leads into the main communal garden areas, thermostatically controlled wall heater, ceiling light point.

## SHOWER ROOM

Fitted with a three piece shower suite comprising corner shower enclosure with overhead shower and shower screens, low level WC & wash hand basin. Partially tiled elevations, ceiling light point.

## EXTERIOR

The development benefits from well maintained and mature communal garden areas to various elevations for usage by all property owners.

## MATERIAL INFORMATION

Anchor Housing are the Management Company and we understand the service charge is £219.00 per month (2025).

## TENURE

Leasehold.

DATE: 21 October 1994

TERM: 125 Years from 1 January 1993

RENT: As mentioned within

## COUNCIL TAX

Band B

## MOBILE & BROADBAND

## CONSTRUCTION

Brick with a pitched roof

## DEVELOPMENT INFORMATION & CHARGES

The property is available on a 75% shared ownership scheme with Anchor Hanover Housing Association. The age of occupier is limited to age 55 or over and there is a rent payable of circa. £219.89 per month, (this incorporates the service charge) which includes the general maintenance of the estate, alarm call service, garden maintenance, management fees,

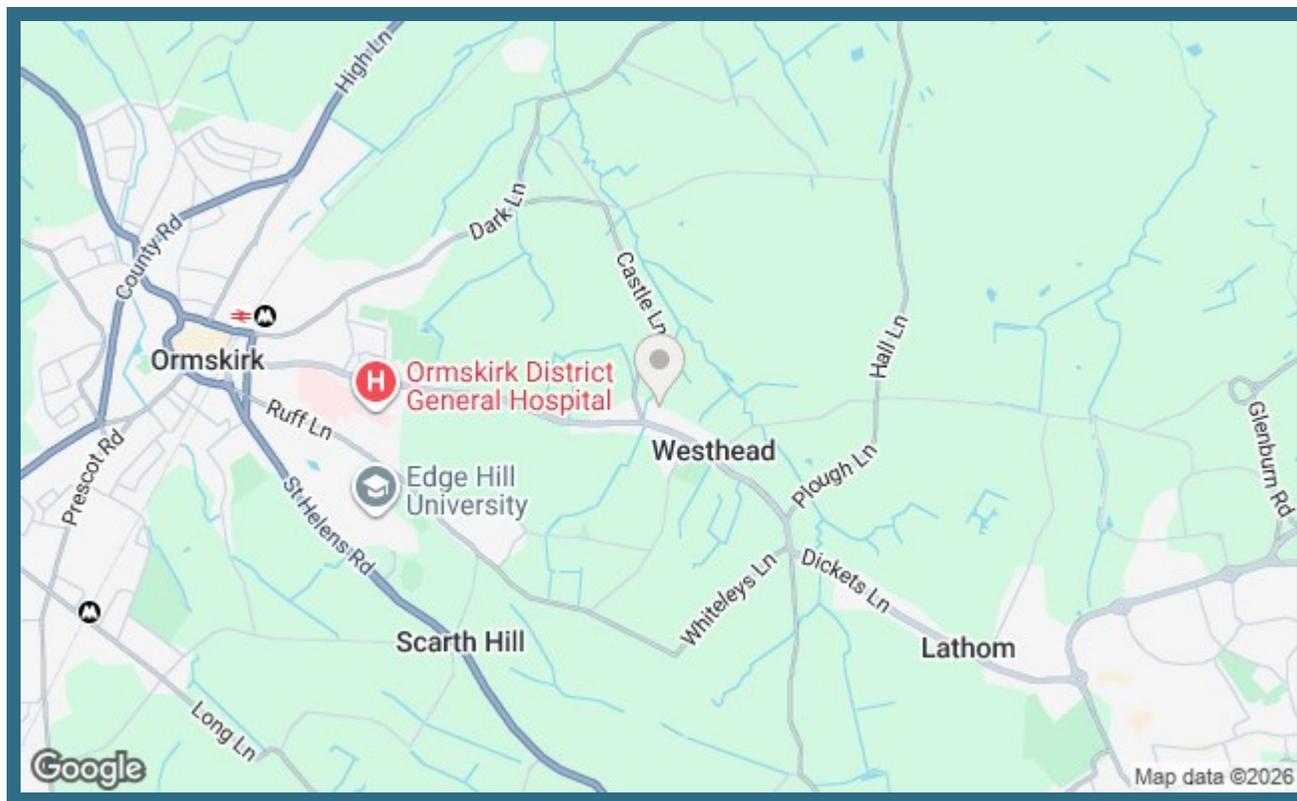
services to homeowner and provision for funds.

Ground rent payable: £102.60 per annum

Water rates payable: £183.69

Located in the village of Westhead, the Ormond Avenue estate comprises 10 two bed bungalows. Shops and amenities are situated a few miles away in either Ormskirk or Skelmersdale, with regular buses running to both these towns. A local manager looks after the upkeep of the buildings and gardens, as well as providing further help and support if required.

## VIEWING BY APPOINTMENT



### Important Information

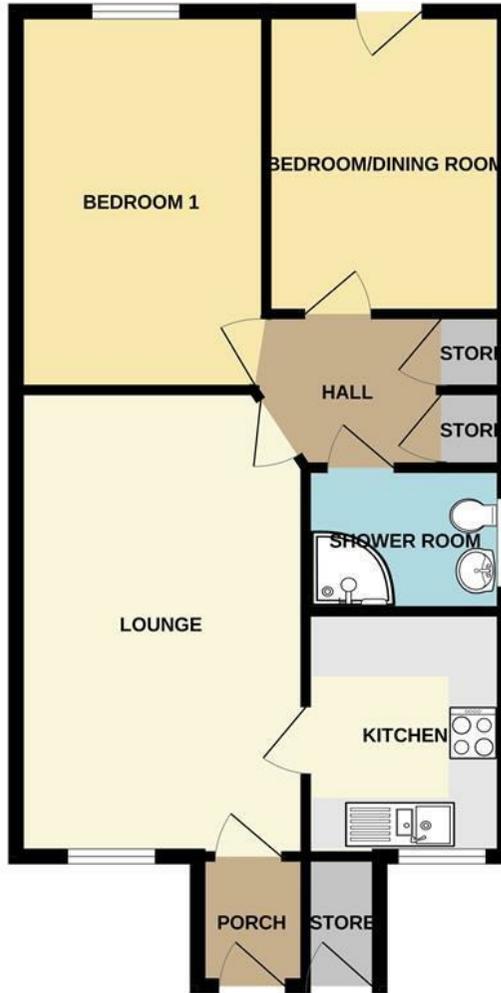
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



