



BRIGHOUSE
WOLFF

58. Ryburn Road, Ormskirk, L39 4SD
£300,000



A 3 Bedroom Semi-Detached family home which has been sympathetically extended to the rear and is set in a sought after location within walking distance of Ormskirk town centre.

The property is situated upon the ever popular Ryburn Road and therefore enjoys a peaceful location whilst being ideally situated for Ormskirk Town centre, it's associated amenities and variety of Supermarkets, shops, restaurants, bistro's and bars.

The property is a short walk from Ormskirk railway and bus stations which both provide easy access into Liverpool City Centre and beyond. Edge Hill University, Coronation Park & Ormskirk Hospital are also located locally, as is the M58 at nearby Bickerstaffe.

The accommodation which provides a spacious and flexible layout briefly comprises; Entrance hallway, lounge, dining room, family room, wc/cloaks and fitted kitchen to the ground floor. To the first floor are three bedrooms and family wet room/shower suite, whilst to the exterior are well proportioned private garden areas to the front and rear along with off road driveway parking.

The property further benefits from the addition of gas central heating and double glazing.

Please contact Brighouse Wolff today to arrange a convenient time to view!

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door provides access into the hallway. Stairs lead to the first floor, ceiling lighting.

WC/CLOAKS

A two piece suite comprising; low level wc & wash basin, frosted window & ceiling light point.

LOUNGE

11'7" plus bay x 11'3" (3.55 plus bay x 3.44)

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

DINING ROOM

11'11" x 8'8" (3.65 x 2.65)

Open plan through to the family room area, radiator panel & ceiling lighting.

FAMILY ROOM

18'11" x 9'5" (5.77 x 2.89)

Double glazed windows and double glazed double doors leading into the gardens. Recessed spotlighting & wall lights,

FITTED KITCHEN

15'7" x 7'6" (4.76 x 2.29)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and tiling. Gas cooker point, sink and drainer unit, double glazed window and door, plumbing for washing machine, ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

Landing area provides access to all first floor accommodation, window to the side & ceiling light point.

COUNCIL TAX

West Lancs. Council 2025/26

Band: C

Charge: £2081.33

MOBILE & BROADBAND

Mobile Signal: Good outdoor - Variable in-home - O2 & Vodafone. Good outdoor: Three & EE.

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

(Ofcom website)

VIEWING BY APPOINTMENT

BEDROOM 1

11'10" x 11'5" (3.61 x 3.48)

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

BEDROOM 2

11'10" x 11'8" (3.62 x 3.58)

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

BEDROOM 3

8'0" x 6'2" (2.46 x 1.90)

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

WET ROOM

6'7" x 6'1" (2.03 x 1.87)

A three piece wet room/shower suite comprising shower enclosure with over head shower and shower screens, low level wc, pedestal wash basin, part tiled elevations, ceiling lighting. double glazed frosted window.

EXTERIOR

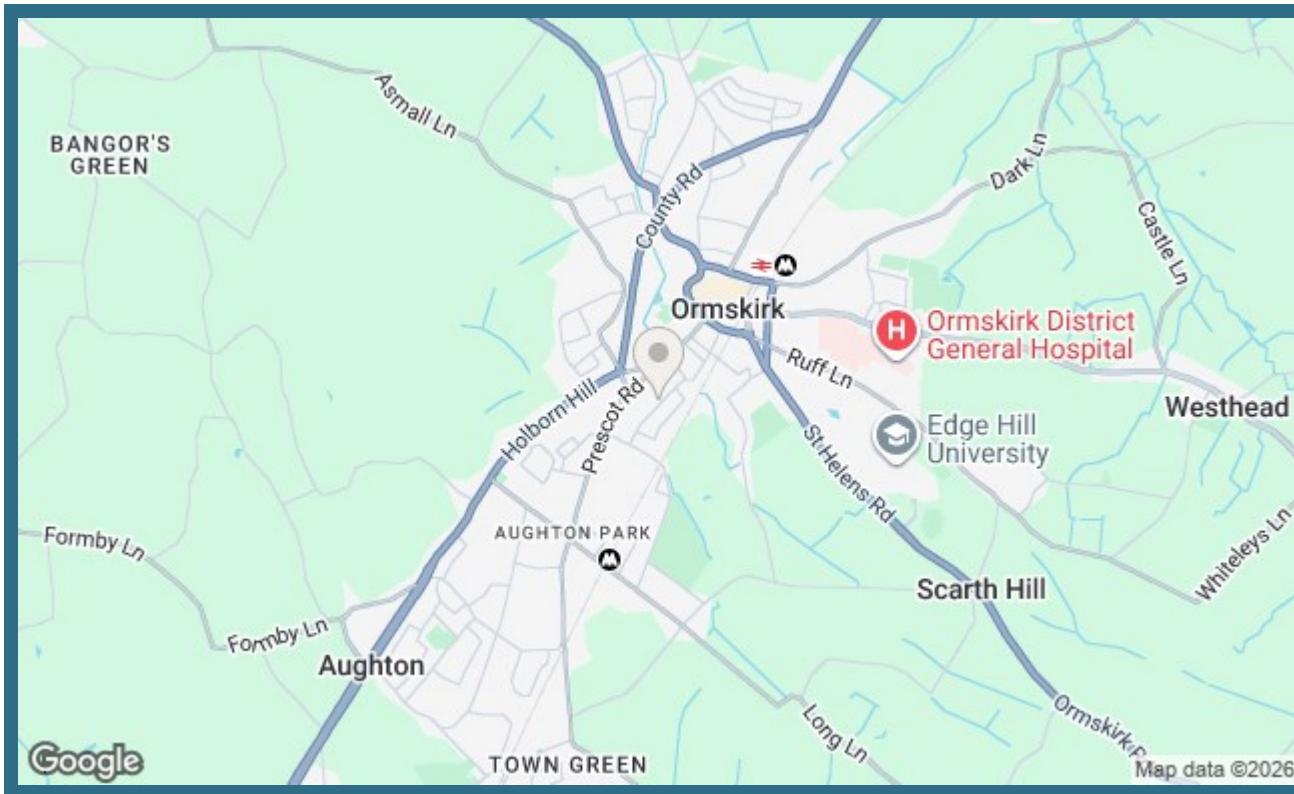
The front garden area is mainly used as a well proportioned parking area. Gates at the side lead to a car port which in turn leads to a single garage.

The rear gardens are particularly impressive, provides excellent outdoor living space and face in a sunny North Westerly direction. The gardens are mainly laid to lawn, fence enclosed with ornamental flower & shrub borders and a large gravelled patio/seating area adjacent to the rear of the house.

MATERIAL INFORMATION

TENURE

Freehold



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
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.0 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, fixtures and fittings 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		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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

