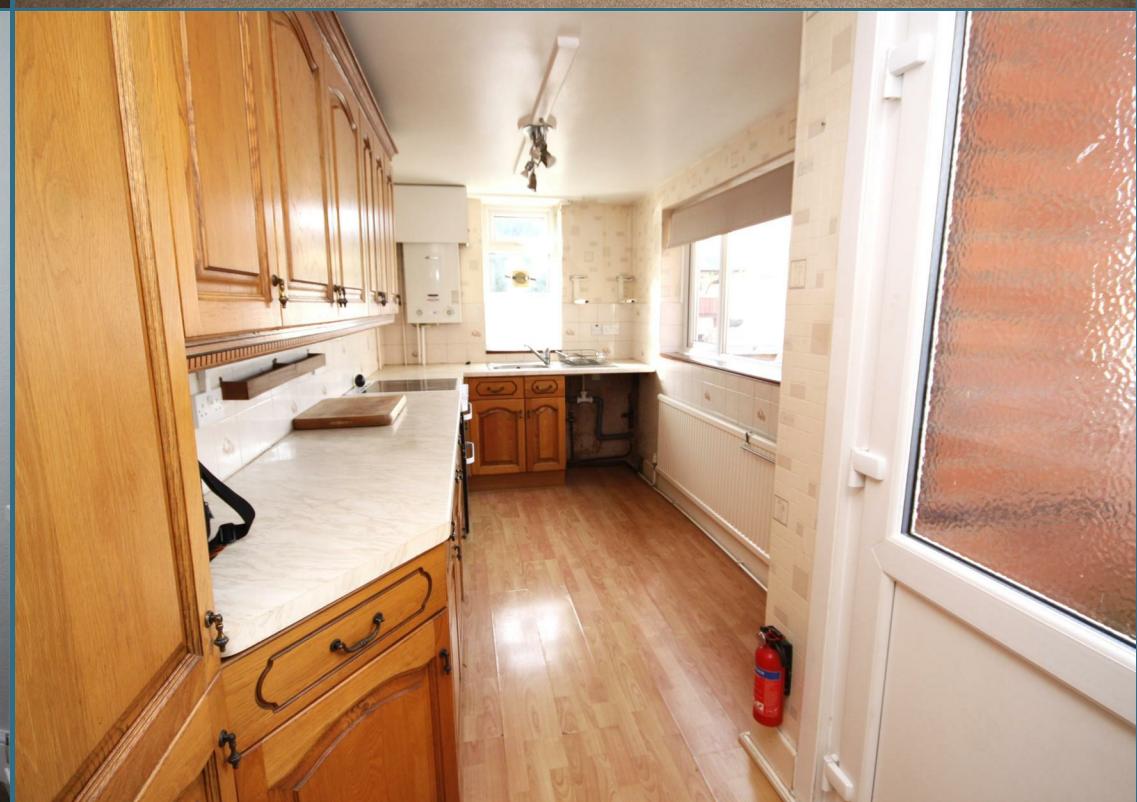




BRIGHOUSE
WOLFF

14 Mill Street, ORMSKIRK, Lancashire L39 4QD
£800 Per Calendar Month



A charming 2 bedoomed garden fronted end terraced property available on a 6/12 month tenancy and located in Ormskirk Town Centre. The property benefits from the addition of Upvc double glazing, gas central heating and pleasant garden area to the rear.

Available April 2026. on an unfurnished basis.

The accommodation briefly comprises, Hall, Lounge, Dining room and fitted Kitchen to the ground floor, whilst to the First floor are 2 Bedrooms and Bathroom and W.C., combined with Shower.

The property is situated upon Mill Street, Ormskirk and therefore enjoys an ever popular 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 station which provides easy access into Liverpool City Centre and beyond.

Edge Hill University, Coronation Park & the M58 are all located within easy access, whilst Ormskirk Hospital is also situated within a short walk.

Please note that the Garage is excluded from the tenancy. No Pets. No smokers.

Council Tax - West Lancs. Council 2025/26.

Band: B

Charge: £1821.17

DIRECTIONS

From the Town Centre proceed via Park Road to the traffic lights at St Helens Road, continue straight across, turn right and first left into Ruff

Lane, cross over the traffic lights and then turn first left into Mill Street. The property is then some distance along on the left-hand side indicated by our 'For Sale' board.

ENTRANCE HALL

With dado rail.

FRONT LOUNGE

12'1 x 10'4 (3.68m x 3.15m)

With fitted gas fire. Double glazed bay window and built-in cupboards and draws.

REAR LIVING ROOM

13'10 x 12' (4.22m x 3.66m)

With feature fireplace, having timber surround with inset ornate tile finish. Gas coal effect fire. Under stairs storage cupboard. Double glazed window.

KITCHEN

With a range of units including stainless steel single drainer sink unit with base units, worktops and wall cupboards to accord including Servis electric cooker, plumbing for washing machine and gas fired central heating boiler. Double glazed windows to side and rear.

FIRST FLOOR

LANDING

FRONT BEDROOM 1

13'10 x 10' (4.22m x 3.05m)

With a range of fitted wardrobes with mirrored doors and 2 double glazed windows.

REAR BEDROOM 2

14'7 maximum x 6'11 (4.45m maximum x 2.11m)

With range of fitted wardrobes. Double glazed window.

BATHROOM

9'1 x 6'6 (2.77m x 1.98m)

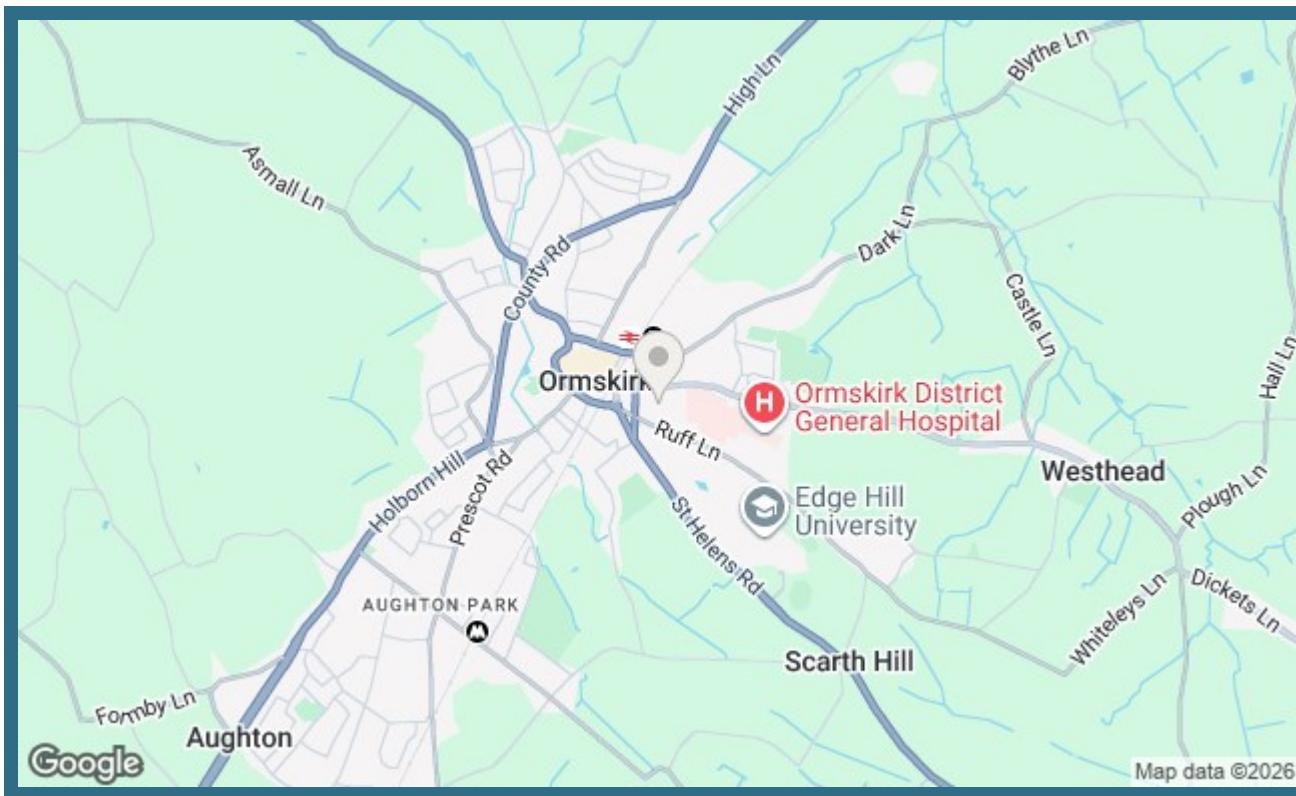
With suite in white comprising panelled bath with overhead shower and screen, washbasin and w.c., with airing cupboard and hot water cylinder. Part tiled walls with double glazed window.

OUTSIDE

There is a very small front garden with a good sized rear garden with patio and timber shed.

Please note that the garage is excluded from the tenancy.

VIEW 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.

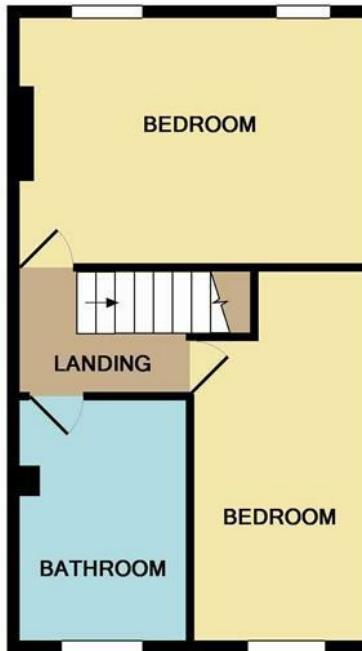
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	83	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



