



A well presented 2 bedroom first floor flat, which is set within close proximity of Ormskirk town centre.

Available July on an unfurnished basis.

The accommodation which is modern and well presented throughout, including modern kitchen, bathroom, décor, carpets and floor coverings, briefly comprises; Communal entrance hallway, hallway, lounge through diner, fitted kitchen, 2 double bedrooms, large storage /boiler cupboards and modern white bathroom suite.

Further benefits include the addition of gas central heating and double glazing throughout.

Halsall Court, situated just off County Road is ideally located for Ormskirk Railway & Bus stations which are both within walking distance and provide direct access to Liverpool Centre. Ormskirk town centre is also a short stroll away and enjoys a wide variety of shops, supermarkets, restaurants, bistro's and bars, not to mention its twice weekly markets.



**£795 Per Month**

# 10 Halsall Court, Ormskirk, Lancashire L39 3PU

## DIRECTIONS

From Ormskirk, head West along Southport Road to the Fiveways junction with the A59 County Road. Take the second exit onto Halsall Lane then second right onto Brookhouse road and the property can be found on the right hand side with the entrance facing and identified by our for sale board.

## ACCOMMODATION

The property is located on the first floor of the development and accessed via a stairway.

## COMMUNAL HALLWAY

Coded entrance doorway providing secure access to all apartments, stairs lead to each floor, large storage cupboard belonging to the flat.

## ENTRANCE HALLWAY

<b>LOUNGE</b>	4.32 x 3.62
<b>MODERN FITTED KITCHEN</b>	3.36 x 2.42
<b>BEDROOM 1</b>	4.10 x 3.33
<b>BEDROOM 2</b>	3.36 x 2.48
<b>BATHROM SUITE</b>	2.50 x 1.63

## EXTERIOR - COMMUNAL GARDENS

## VIEWING BY APPOINTMENT

GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, roads and any other items are approximate and responsibility is taken for any errors. Attention is also drawn to the fact that the plan is for illustrative purposes only and should be used as such for any prospective purchaser. The developer, supplier and agent accept no liability for any errors or omissions. Made with MapInfo 12.0.02

## 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.



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