



BRIGHOUSE
WOLFF

20 Altys Lane, Ormskirk, Lancashire L39 4RQ
£365,000



A 3 Bedroom bay fronted semi-detached family home set in a much sought after location, with views of Ormskirk Cricket Club to the front & open countryside to the rear.

The property is located adjacent to Ormskirk Cricket Club upon Altys Lane and therefore enjoys a peaceful and very desirable location, whilst being within walking distance of Ormskirk town centre with it's variety of supermarkets, shops, restaurants and bars. Edge Hill University and Ormskirk Hospital are also located within ease of access, as are the towns' rail and bus stations which both provide direct access into Liverpool City Centre. Access to the Motorway Network (M58) is located at nearby Bickerstaffe.

The accommodation which provides a spacious and flexible layout briefly comprises; Porch, entrance hallway, wc/cloaks, main lounge, fitted kitchen and dining room to the ground floor. To the first floor are three bedrooms and shower room, whilst to the exterior of the property are private garden areas to the front and rear with parking provided by driveway & single garage.

Further benefits include gas central heating & double glazing.

As we envisage high levels of interest and demand from the outset, contact us today on 01695 580801 to arrange a convenient time to view.

DIRECTIONS

From Ormskirk, head South along Aughton Street and turn left onto Bridge Street. Proceed over the railway bridge and turn next right onto Ravenscroft Avenue. continue to the end keeping left onto Brook lane before turning right onto Altys lane. The property can be found on the Right hand side of the lane across from the entrance to the Cricket club.

ACCOMMODATION

GROUND FLOOR

PORCH

Timber entrance doorway, original tiled mosaic flooring

ENTRANCE HALLWAY

Provides access to all accommodation, stairs lead to the first floor, ceiling lighting and under stairs storage cupboard.

LOUNGE

12'4" plus bay x 12'0" (3.76 plus bay x 3.67)

Double glazed bay window to the front elevation, radiator panel, electric fire and feature fire place, ceiling lighting & tv point.

DINING ROOM

12'3" x 11'0" (3.75 x 3.37)

Double glazed window to the rear elevation, radiator panel, coved ceiling and ceiling light point

FITTED KITCHEN

15'6" x 10'2" (4.73 x 3.10)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and stainless steel sink and drainer unit. Gas cooker point, plumbing for washing machine, double glazed windows to the side and rear, ceiling lighting, timber rear door.

WC/CLOAKS

Accessed from the hallway. Low level wc & ceiling light.

FIRST FLOOR

STAIRS & LANDING

A long open landing area provides access to all first floor accommodation

BEDROOM 1

16'8" x 11'2" (5.10 x 3.41)

Two double glazed windows to the front elevation overlooking the cricket club across the road. Radiator panel & ceiling lighting.

BEDROOM 2

12'3" x 11'0" (3.75 x 3.36)

Double glazed window to the rear elevation overlooking the surrounding countryside and fields. Radiator panel & ceiling lighting.

BEDROOM 3

11'5" x 10'2" (3.48 x 3.10)

Double glazed window to the rear elevation overlooking the surrounding countryside and fields. Radiator panel & ceiling lighting.

SHOWER ROOM

6'7" x 4'11" (2.01 x 1.51)

A modern three piece shower suite comprising; double shower cubicle with over head shower, low level wc & wash basin. Radiator panel, double glazed frosted window & ceiling light point.

EXTERIOR

FRONT

A wall enclosed garden area with gate access and pathway leading to the front door. Ornamental flower, shrub & tree borders.

REAR

A westerly facing garden directly to the rear of the property, with flagged patio/seating area, and enclosed garden area beyond. Ornamental flower, shrub & tree borders surround.

DRIVE & GARAGE

The first section of the driveway is shared with the adjacent property and leads through timber gates to a dedicated private parking area. This in turn leads to a detached brick built single garage with up and over door and window to the side.

VIEWING BY APPOINTMENT

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2025/26.

Band: D

Charge: £2,341.50

INTERNET & BROADBAND

Ofcom website.

Broadband type: Ultrafast Broadband is available.

Highest available download speed: 1800 Mbps Highest available upload speed: 220 Mbps

Mobile signal: Limited/likely depending upon provider.

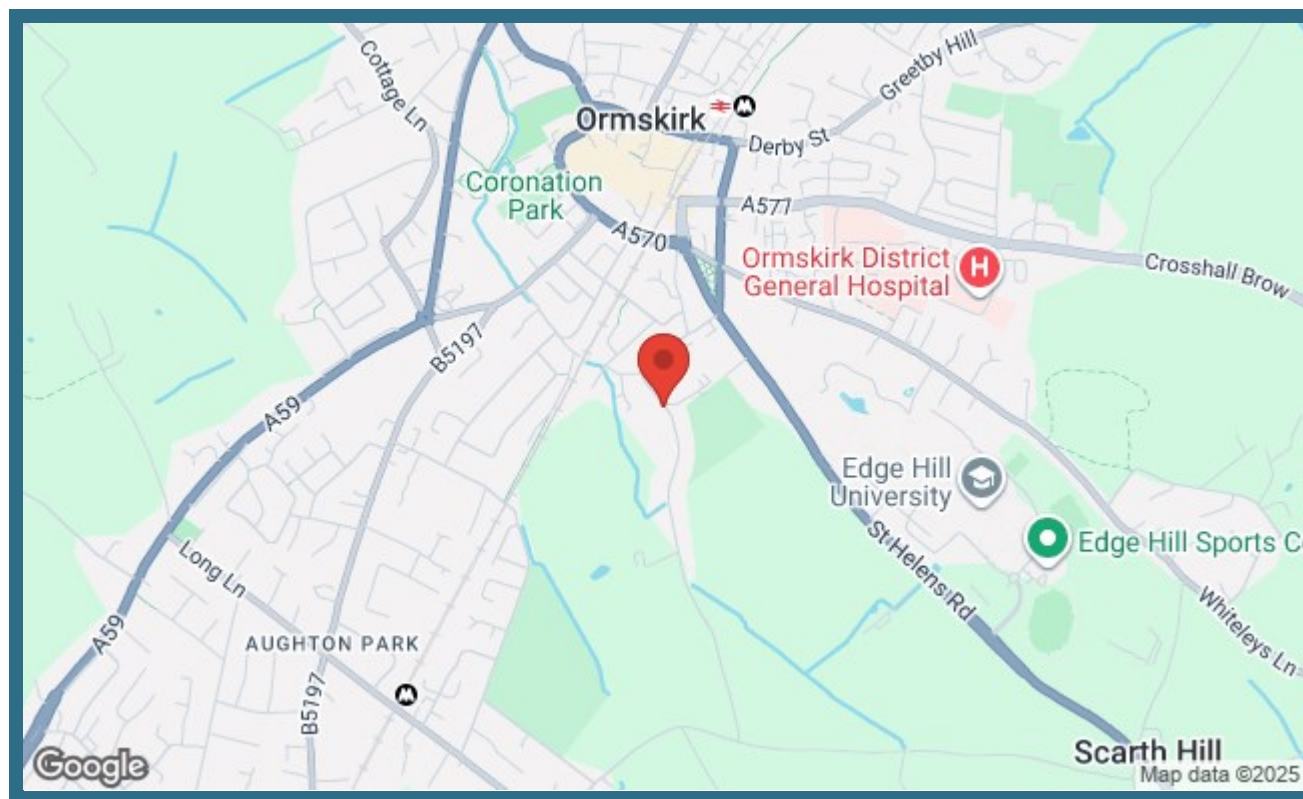
CONSTRUCTION

Traditional brick with a pitched roof.

PROBATE

Probate is ongoing at time of Marketing.

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
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.7 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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



