



BRIGHOUSE
WOLFF

188 Prescot Road, Ormskirk, L39 5AG
Offers Over £525,000



A large, traditional four bedroom semi detached family house, which is set on a very impressive and extensive plot of approx. 0.6 acres of gardens - with vast potential - in a much sought after location.

The property and is set in a far larger than anticipated plot, is situated upon the tree lined and sought after Prescot Road, Aughton and therefore enjoys a very desirable location whilst being ideally situated for numerous local amenities and just a short stroll from Aughton Park railway station, which provides excellent access into Liverpool City Centre. Access to the Motorway Network M58 / M62 is also situated nearby, whilst Ormskirk town centre and it's variety of supermarkets, shops, restaurants and bars is within a short drive. Edge Hill University, primary & secondary schools and Ormskirk Hospital are also located locally.

The accommodation which provides a flexible and spacious layout briefly comprises; Entrance porch, hallway, lounge, living room, dining room, modern kitchen, conservatory & wc to the ground floor. To the first floor are four well proportioned bedrooms, family bathroom suite and separate wc.

To the exterior are extensive private enclosed garden areas to front & rear - the rear being particularly impressive and Westerly facing - whilst parking is provided by a large block paved area to the front of the property garage.

Further benefits include a gas central heating system and No Chain Delay.

Viewing is essential to appreciate the size, standard and potential of this once in a lifetime opportunity.

ACCOMMODATION

GROUND FLOOR

PORCH

Provides access into the property and all accommodation.

HALLWAY

A well proportioned hallway, with stairs leading to the first floor, ceiling lighting and access into all accommodation.

FRONT LOUNGE

14'4" x 12'11" plus bay (4.37 x 3.95 plus bay)

A large room to the front aspect with bay window to the front elevation, brock built fire place with solid fuel effect stove, radiator panel, tv point & ceiling lighting.

REAR LIVING ROOM

14'3" plus bay x 13'3" (4.35 plus bay x 4.06)

A secondary large reception room to the rear aspect with bay window, feature fire & fire place, ceiling lighting & radiator panel.

DINING ROOM

12'2" x 10'4" (3.73 x 3.17)

Window to the side elevation, ceiling lighting, access door to kitchen & conservatory.

FITTED KITCHEN

10'2" x 6'11" max (3.10 x 2.12 max)

Fitted with a modern range of wall and base units together with contrasting work surfaces and flooring. Stainless steel sink and drainer unit, gas hob, integrated oven, ceiling lighting.

CONSERVATORY

12'0" x 12'0" (3.67 x 3.68)

Double glazed windows, overlooks the side and rear garden aspects, double glazed doors provide access into the gardens.

WC/CLOAKS

Accessed via the conservatory with low level wc.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation.

BEDROOM 1

14'4" x 12'11" plus bay (4.37 x 3.95 plus bay)

A impressively sized main bedroom with bay window to the front elevation, radiator panel & ceiling lighting.

BEDROOM 2

14'11" x 13'3" (4.55 x 4.06)

A further well proportioned double bedroom with bay window, radiator panel & ceiling lighting.

BEDROOM 3

10'4" x 8'10" (3.16 x 2.70)

Window to the rear elevation, built in wardrobes, radiator panel & ceiling lighting.

BEDROOM 4

8'10" x 9'3" (2.71 x 2.82)

Window to the front elevation, radiator panel & ceiling lighting.

BATHROOM SUITE

Fitted with a two piece suite comprising; panelled bath and wash basin. Part tiled walls, double glazed frosted window, ceiling lighting.

WC

Low level wc, double glazed frosted window and ceiling light point.

EXTERIOR

PARKING

A long block paved driveway provides off road parking for numerous vehicles and leads to a detached single garage.

ESTABLISHED PLOT

The property is situated on a far larger than anticipated plot extending to approx. 0.6 acres in total. They provide excellent outdoor private living space and offer huge potential to any new purchaser.

MATERIAL INFORMATION

TENURE

Freehold

COUNCIL TAX

West Lancs. Council 2026/27.

Band: E

Charge: £3005.48

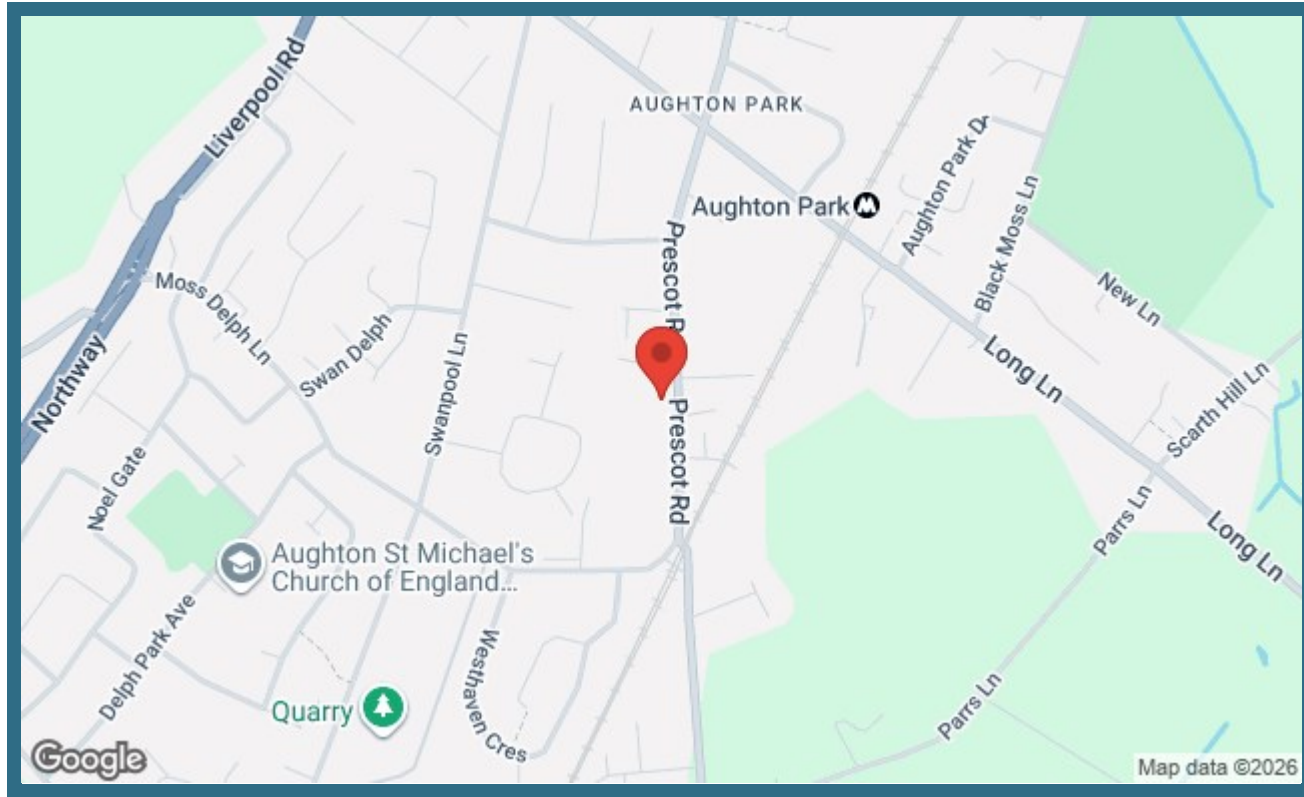
MOBILE & BROADBAND

MOBILE SIGNAL: O2 & Vodaphone - Good outdoor & in-home. THREE - Good outdoor, variable in-home. EE - Good outdoor.

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

All information from Ofcom website.

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.

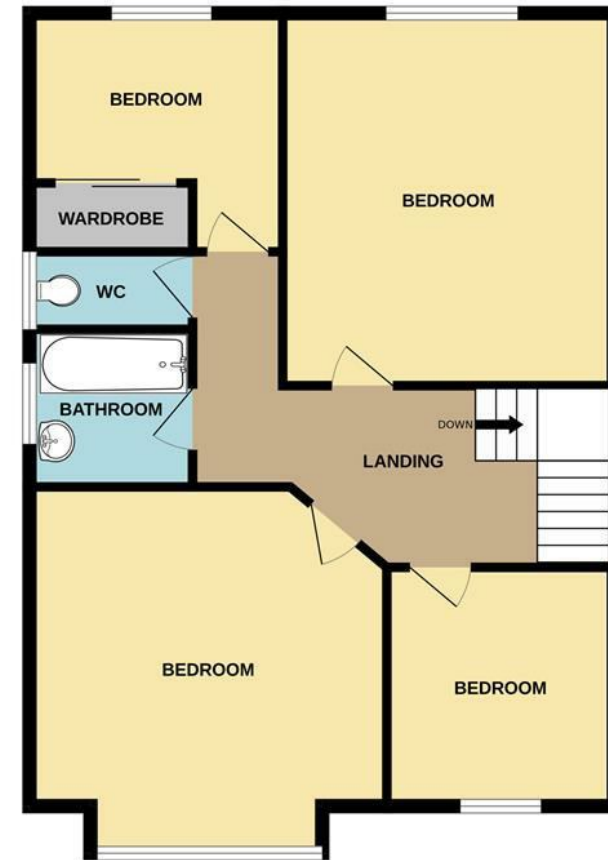
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
1130 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 1923 sq.ft. (178.7 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		
Not energy efficient - higher running costs	(1-20) G		
		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		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		EU Directive 2002/91/EC	



