

BRIGHOUSE WOLFF

4 Ash Close, Ormskirk, L39 3PB

£310,000









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A well presented 3 bedroom semi-detached true bungalow with no chain delay, which is set in an ever popular and quiet cul-de-sac within close proximity of a variety of local amenities.

The property is situated upon Ash Close, off Redgate Ormskirk and therefore enjoys a sought after location, whilst being ideally positioned for numerous local amenities including primary and high schools. The home is set within walking distance of Ormskirk railway station which provides excellent access into Liverpool City Centre. Excellent road links are provided by the A59, whilst assess to the M58 is situated at nearby Bickerstaffe.

The property is located within easy access of Ormskirk town centre with it's variety of Supermarkets, shops, restaurants, Bistro's and bars, along with it's bustling twice weekly markets.

Edge Hill University and Ormskirk Hospital are also located locally.

The accommodation which is modern throughout briefly comprises; Entrance hallway, lounge, modern fitted breakfasting kitchen, three bedrooms and modern family shower suite. To the exterior are larger than anticipated private gardens to the front & rear, whilst more than ample off road parking is provided by a driveway and garage parking.

Further benefits include but are not limited to central heating & double glazing.

Please contact us today on 01695 580801 to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

HALLWAY
The main entrance door leads into the hallway which provides access to all further rooms.

LOUNGE
18'11" x 10'10" (5.77 x 3.31)
A large open room to the front of the property with double glazed window, feature fire place, tv point, ceiling lighting & radiator panel.

FITTED KITCHEN
15'3" x 8'8" max (4.66 x 2.65 max)
Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, integrated hob, oven & extractor chimney above, plumbing for washing machine, sink & drainer unit, double glazed window and door & ceiling lighting.

INNER HALLWAY
Provides access to the bedrooms and shower room, storage cupboard and ceiling lights.

BEDROOM 1
15'3" x 9'4" (4.65 x 2.85)
Double glazed double doors lead into the rear gardens, large walk in wardrobe/storage cupboard, ceiling and wall lighting & radiator panel.

BEDROOM 2
11'11" x 8'8" (3.64 x 2.66)
Double glazed window to the rear elevation, ceiling lighting & radiator panel.

BEDROOM 3/ STUDY
8'8" x 7'10" (2.65 x 2.39)
Double glazed window to the side elevation, ceiling lighting & radiator panel.

SHOWER SUITE
8'9" x 5'0" (2.68 x 1.54)
Fitted with a modern white three piece suite comprising; oversized shower cubicle with overhead shower and screens, stainless steel heated towel rail, low level wc, vanity wash basin, tiled walls and flooring, ceiling lighting & double glazed frosted window.

EXTERIOR

PARKING
The driveway is accessed via the cul-de-sac and provides off road parking for numerous vehicles. The driveway leads to a detached single garage.

GARDENS
The front garden is mainly laid to lawn, wall and fence enclosed with flower and shrub borders.

The rear gardens are larger than anticipated and provide excellent private outdoor living space. They too are laid to lawn, fence enclosed with flagged patios and pathways and flower/shrub borders.

MATERIAL INFORMATION

TENURE
Freehold

COUNCIL TAX
West Lancs. Council 2026/27.

Band: C

Charge: £2,164.08
(Council website).

MOBILE & BROADBAND
Mobile Signal:

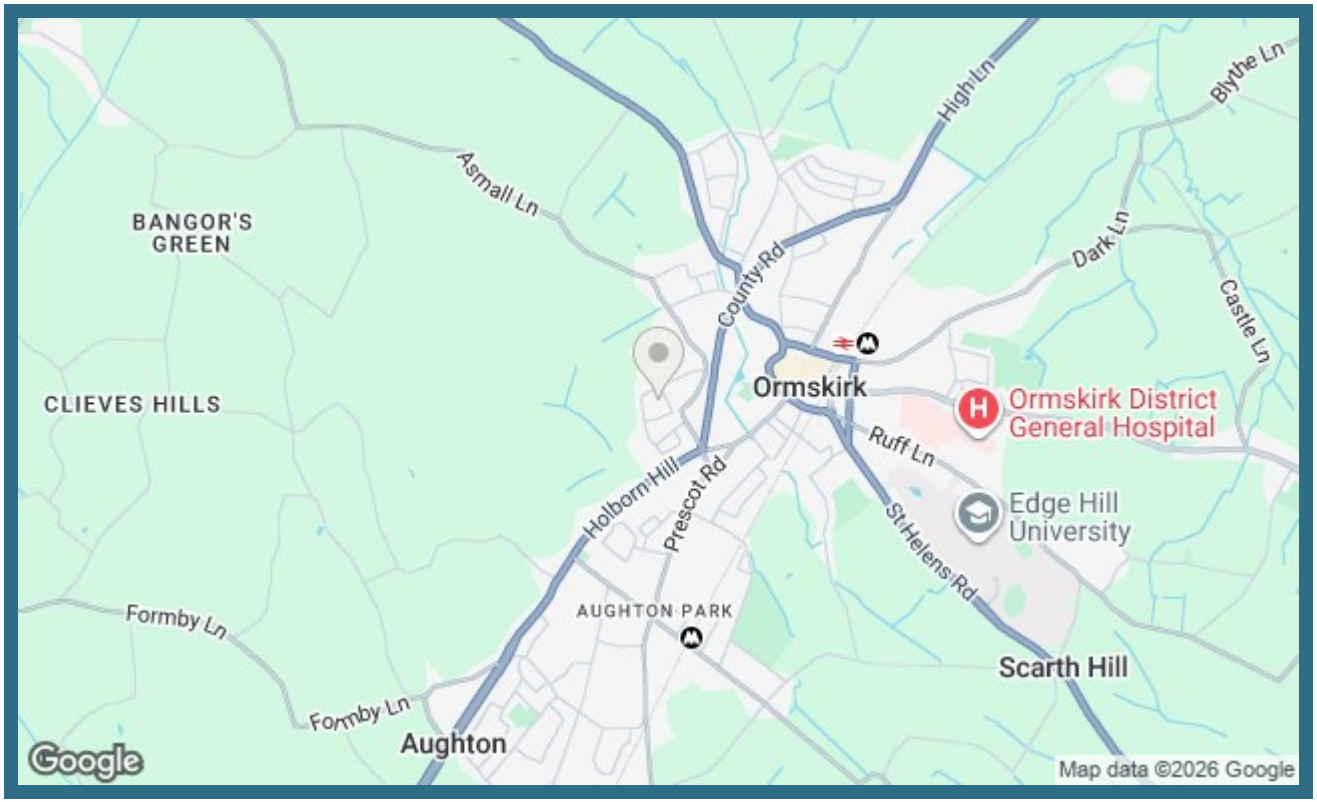
EE, O2 & Three - Good outdoor Variable in-home.
Vodaphone - Good outdoor.

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.

BRIGHOUSE WOLFF

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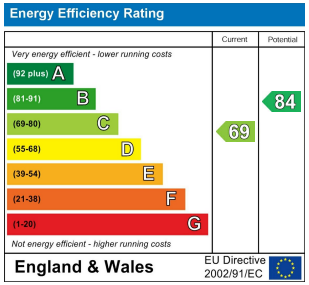
GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.

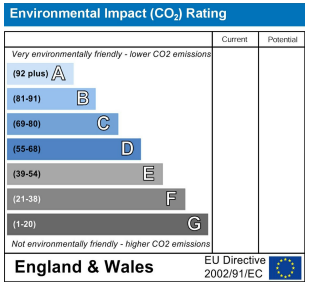




TOTAL FLOOR AREA : 983 sq.ft. (91.3 sq.m.) approx.

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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