BRIGHOUSE
WOLFF

2 Mawdsley Terrace, Ormskirk, L39 1PR

Reduced To £179,950

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A 3 Bedroom garden fronted family home with no further chain delay, which is set in an ever popular location with open fields to the front.

The property is situated upon Mawdesley Terrace and therefore enjoys a peaceful location on the edge of Ormskirk, whilst being ideally situated for the town centre, it's associated amenities and a variety of Supermarkets, shops, restaurants, bistro's and bars.

The property is situated within approx. 1 mile of Ormskirk railway and bus stations, both of which provide easy access into Liverpool City Centre and beyond.

Edge Hill University, Coronation Park & Ormskirk Hospital are also located locally, as it the M58 at nearby Bickerstaffe.

The accommodation which provides a light and spacious layout briefly comprises; Entrance hallway, lounge, and dining kitchen to the ground floor. To the first floor are three well proportioned bedrooms and family bathroom suite, whilst to the exterior are well proportioned private garden areas along with off road driveway parking.

The property further benefits from the addition of gas central heating and double glazing.

Please contact Brighouse Wolff today to arrange a convenient time to view!

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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
Entrance door provides access into the hallway. Stairs lead to the first floor, ceiling lighting.

LOUNGE
19'10" x 11'0" max (6.05 x 3.36 max)
Double glazed windows to the front and rear elevations, oak effect flooring, feature electric fire with surround, radiator panel, ceiling lighting & tv point.

DINING KITCHEN
20'4" x 10'6" max (6.20 x 3.21 max)
Fitted with a comprehensive range of wall and base units together with contrasting work surfaces and tiling. Gas hob, integrated oven, extractor hood, , sink and drainer unit, double glazed window and door to the rear and secondary door to the front, plumbing for washing machine, ceiling lighting.

FIRST FLOOR

STAIRS & LANDING
Landing area provides access to all first floor accommodation, ceiling light point.

BEDROOM 1
13'10" x 10'5" (4.22 x 3.20)
Double glazed windows to the front elevation, radiator panel & ceiling lighting.

BEDROOM 2
13'9" x 9'2" max (4.20 x 2.81 max)
Double glazed window to the rear elevation, radiator panel & ceiling lighting.

BEDROOM 3
11'0" x 8'0" max (3.37 x 2.45 max)
Double glazed window to the front elevation, radiator panel & ceiling lighting.

BATHROOM SUITE
8'2" x 5'6" (2.50 x 1.70)
Fitted with a three piece bathroom suite comprising; panelled bath with overhead shower, low level wc, pedestal wash basin, tiled elevations, ceiling lighting. double glazed frosted windows.

EXTERIOR
The front garden area is mainly used as a well proportioned parking area with gates from the road. Directly across the road are open fields, which provide a semi-rural feeling.

The rear gardens face in a sunny Southerly direction and provide excellent outdoor living space. The gardens are mainly laid to lawn, fence enclosed with ornamental flower & shrub borders with a patio/seating area adjacent to the rear of the house.

MATERIAL INFORMATION

TENURE
FREEHOLD

COUNCIL TAX
West Lancs. Council 2025/26

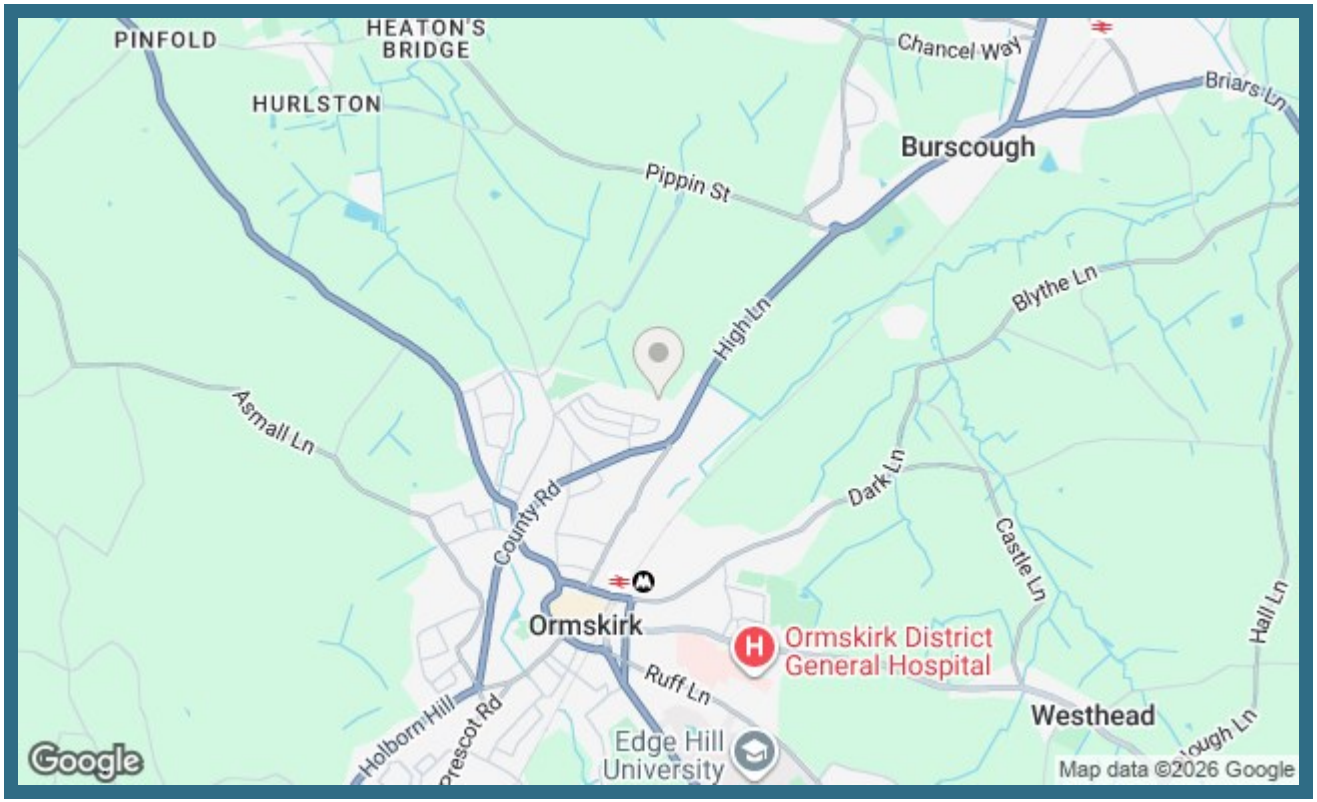
Band: B
Charge: £1821.17

MOBILE & BROADBAND
Mobile Signal:
Vodaphone & E.E. Good Outdoor - Variable in-home.
O2 & Three Good Outdoor.

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

(Ofcom website)

VIEIWNG 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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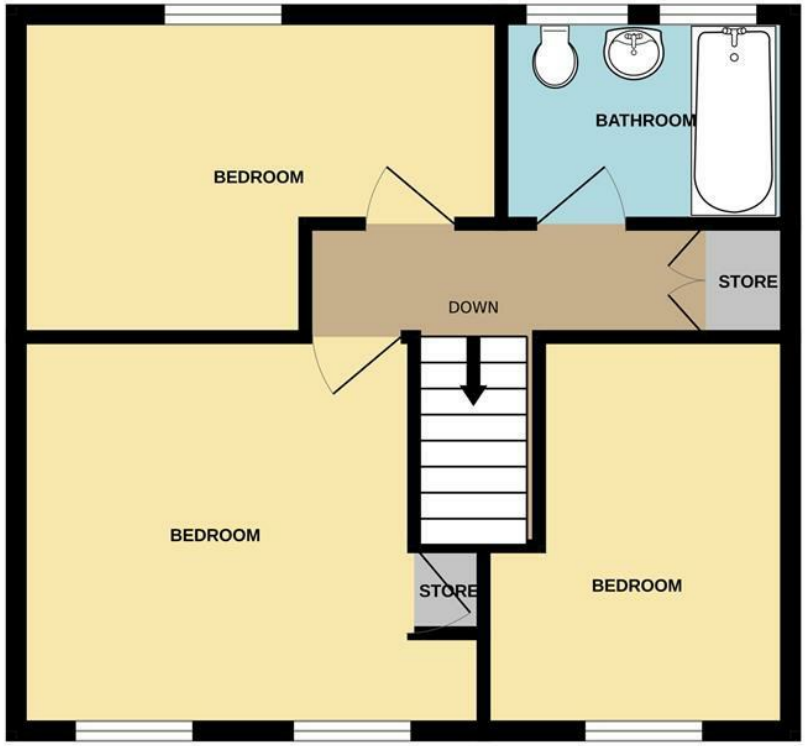
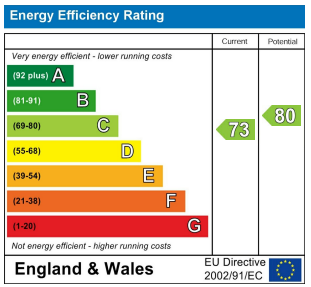
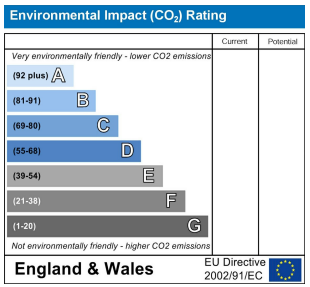
GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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