



BRIGHOUSE  
WOLFF

54 Moor Street, Ormskirk, L39 2AW  
£199,950



A charming and characterful 2 bedroom grade 2 listed terrace house which is located right in the heart of historic Ormskirk .

The property is located in a very convenient central location within walking distance of Ormskirk town centre and its associated amenities.

Set across the road from Ormskirk bus station in the centre of historic Ormskirk, the property is also ideally situated for Ormskirk Railway station which is set within close proximity and provides direct access into Liverpool city centre.

Ormskirk town centre with its variety of shops, schools, supermarkets, restaurants, bistro's and bars, not to mention it's bustling twice weekly markets is also within touching distance.

Edge Hill University & Ormskirk Hospital are also conveniently situated as are the A59 and M58, both of which provide excellent road links.

The accommodation which provides a flexible layout briefly comprises; entrance hallway, lounge/diner and modern fitted kitchen to the ground floor. To the first floor are two double bedrooms and family shower suite, whilst to the exterior is a rear yard area/seating space.

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

The property is an ideal purchase for first time buyers, buy to let investors or those who require a central location.

Please contact us today to avoid the disappointment of missing out: 01695 580 801.

## ACCOMMODATION

### GROUND FLOOR

#### HALLWAY

The principal entrance door leads into an enclosed hallway. Stairs lead to the first floor, ceiling lighting.

#### LOUNGE/DINER

17'10" x 14'4" (5.45 x 4.39)

A large reception room leading from front to rear of the property. Windows to the front & rear elevations, door to the rear, recessed spotlighting, exposed timber ceiling beams and wooden flooring throughout. Space for dining table and chairs.

#### FITTED KITCHEN

8'11" x 7'6" (2.72 x 2.30)

Fitted with a modern and comprehensive range of wall and base units together with timber effect work surfaces and flooring. Ceramic hob, integrated oven, stainless steel extractor chimney, ceiling lighting and window to the rear.

### FIRST FLOOR

#### STAIRS & LANDING

Stairs lead to the main landing area which provides access to all first floor accommodation. Cupboard housing the gas boiler, ceiling lighting & window to the rear elevation.

#### FRONT BEDROOM

14'1" x 8'9" (4.30 x 2.67)

Two windows to the front elevation, exposed timber ceiling beam, radiator panel & ceiling lighting.

## REAR BEDROOM

11'5" max x 9'3" (3.50 max x 2.82)

Window to the rear elevation, exposed timber ceiling beam, radiator panel & ceiling lighting.

## SHOWER SUITE

8'9" x 4'10" (2.68 x 1.25)

Fitted with a modern three piece shower suite comprising; oversized shower cubicle with overhead mixer shower and shower screens, low level wc, vanity wash basin, heated towel rail, partially tiled elevations, ceiling lights and frosted window.

## EXTERIOR

### REAR

To the rear of the main accommodation is located an external yard area which provides outdoor living space.

A shared parking area is located beyond.

## MATERIAL INFORMATION

### TENURE

FREEHOLD

## HISTORIC ENGLAND LISTING

Grade: II

List Entry: 1197064

Date First Listed: 11 August 1972

Address: 52 & 54 Moor Street

## COUNCIL TAX

West Lancs. Council 2025/26

Band: B

Charge: £1,821.17

## CONSTRUCTION

Standard

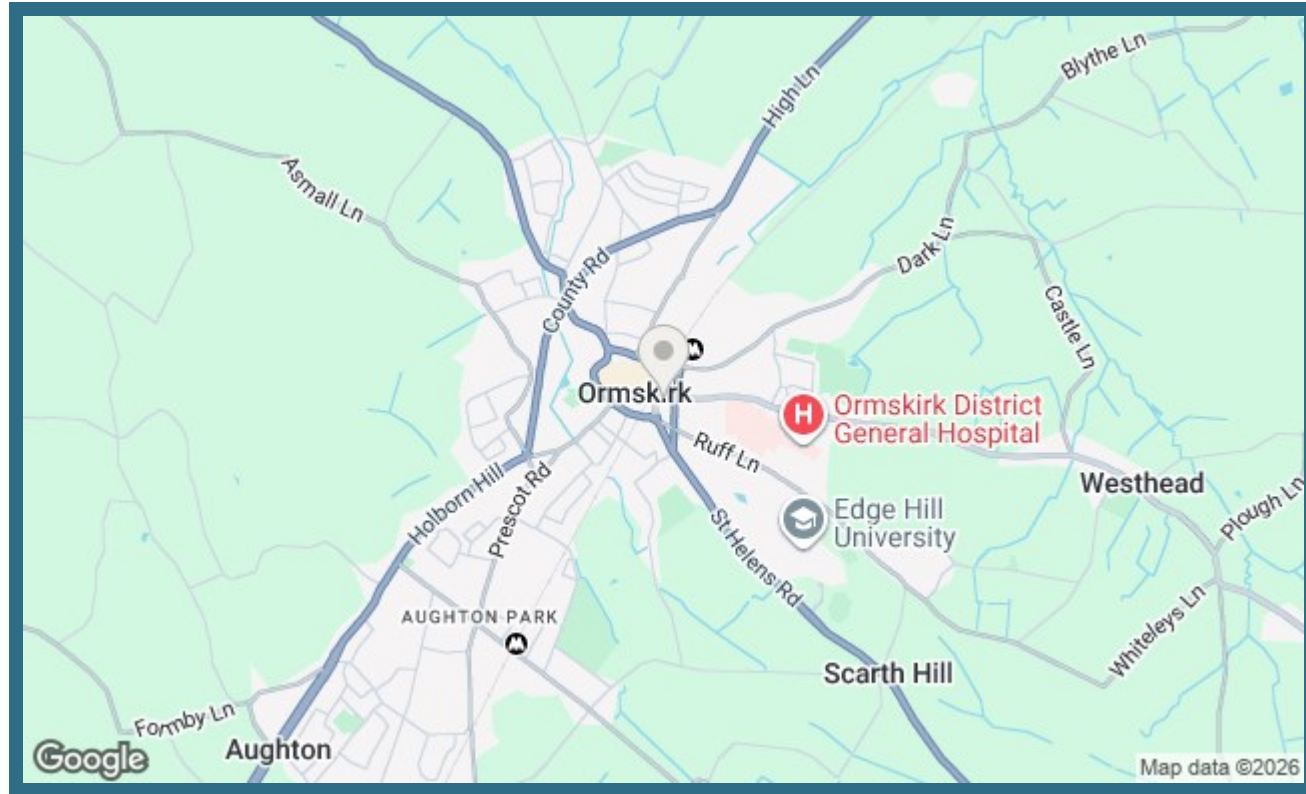
## MOBILE & BROADBAND

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

Mobile Signal: Good Outdoor & In-home. (Three - good outdoor only).

Ofcom.

## VIEWING BY APPOINTMENT



### Important Information

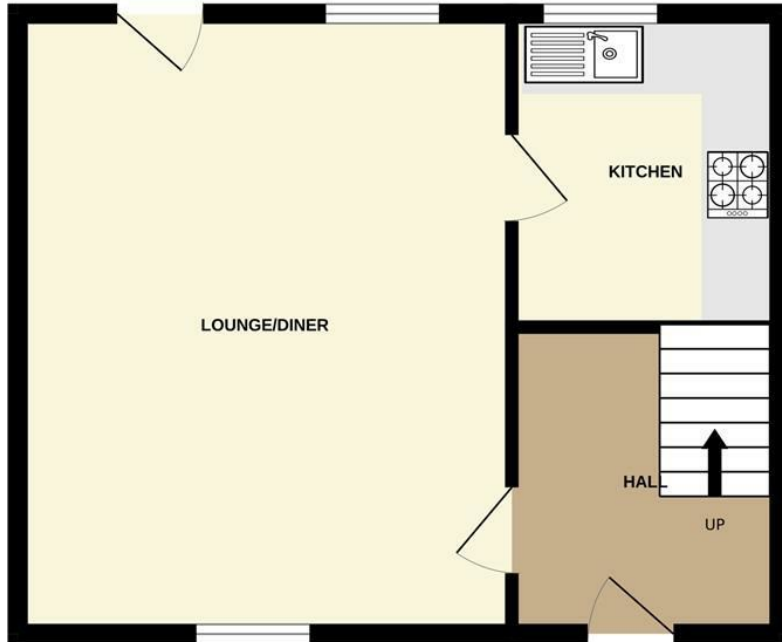
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



