



BRIGHOUSE  
WOLFF

Apartment 2, 39 Knowsley Road, Ormskirk, L39 4RB  
Reduced To £220,000



A fully refurbished and very well presented two bedroom first floor apartment which is situated in a sought after central location in the heart of historic Ormskirk.

Situated upon Knowsley Road road in Ormskirk, the property is ideally located within very close proximity of Ormskirk railway and bus stations which are located within walking distance and provide direct access into Liverpool City Centre. Ormskirk town centre with its wide variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated close by, as are Ormskirk Hospital, Primary and high schools.

The A59 and M58 both of which provide excellent transport links are located within a short drive, as are Edge Hill University, Coronation Park, Ormskirk Leisure centre and pool and a wide variety of further amenities.

The well presented accommodation provides a very spacious and light layout with high ceilings and briefly comprises; Ground floor porch and entrance hallway, large bay fronted lounge, recently fitted modern kitchen, two spacious bedrooms and modern bathroom suite. To the exterior sits a dedicated private parking space.

The property further benefits from having NO CHAIN DELAY and the addition of central heating and double glazing throughout.

Early viewing is essential to appreciate the standard and size of accommodation on offer along with its ideal town centre location.

## ACCOMMODATION

### APARTMENT 2

#### GROUND FLOOR

##### PORCH

Front entrance door provides principal access into all accommodation.

##### HALLWAY

Stairs lead up to the first floor, ceiling lighting.

#### FIRST FLOOR

##### STAIRS & LANDING

A spacious landing area provides access into all accommodation, ceiling lighting, large storage/boiler cupboard.

##### LOUNGE

14'3" x 13'3" plus bay (4.36 x 4.06 plus bay)

A large reception room with high ceiling located to the front aspect with bay sash window to the front, radiator panel ceiling lighting and coved ceiling.

##### FITTED KITCHEN

14'3" x 7'6" (4.35 x 2.29)

Fitted with a modern range of wall and base units together with contrasting work surfaces, flooring and splash backs. Stainless steel sink & drainer, electric hob, oven and feature extractor chimney, integrated tall fridge freezer and dishwasher, double glazed windows, loft access point, recessed spot lighting.

##### BEDROOM 1

17'6" x 13'1" (5.35 x 4.01)

A very well proportioned room with high ceiling, ceiling lighting, and

radiator panel located to the front aspect with double glazed sash window and coved ceiling.

### BEDROOM 2

15'3" x 13'3" (4.66 x 4.04)

Another double bedroom located to the rear elevation with double glazed window, ceiling lighting & radiator panel.

### BATHROOM

9'11" max x 5'8" (3.03 max x 1.75)

Fitted with a modern white 3 piece suite comprising panelled bath with overhead shower and glass shower screen, low level w.c. and wash basin. Tiled elevations, UPVC double glazed frosted window, stainless steel heated towel rail, recessed spotlighting, extractor fan.

There is space for a washing machine with plumbing and electricity in place.

### EXTERIOR

#### PARKING

The allocated parking area for the flat is located directly to the front of the main property.

### MATERIAL INFORMATION

#### TENURE

Leasehold

#### TERM

Date: 25th January 2019

Term: 999 Years from and including 25th January 2019

#### SERVICE CHARGE

£60.00 Per Month. Info provided by Vendor.

#### COUNCIL TAX

West Lancs. Council 2025/26.

Band: B

Charge: £1821.17

### CONSTRUCTION

Brick with a pitched roof - Building now divided into three converted flats.

### MOBILE & BROADBAND

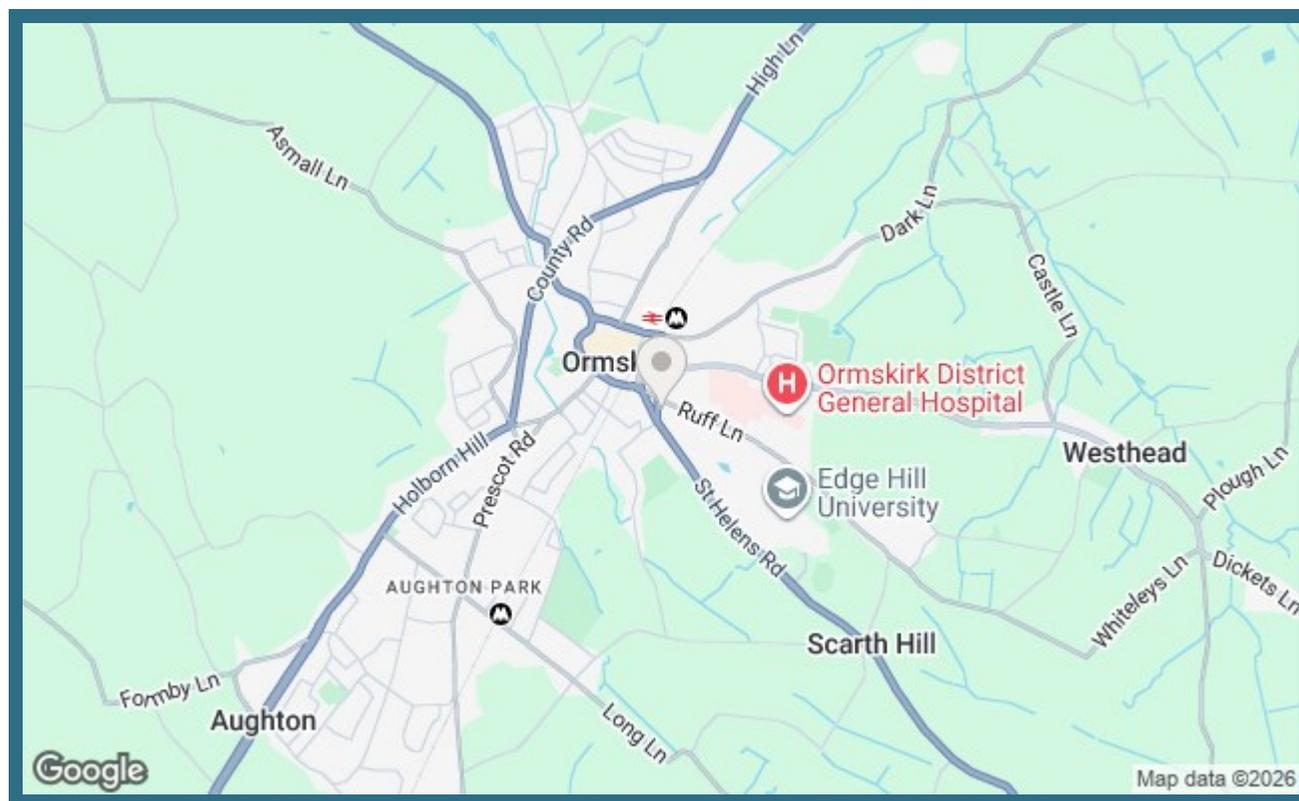
Mobile Signal: Good outdoor & In home.

Broadband: Ultrafast - Highest available download speed: 1800 Mbps

Highest available upload speed: 220 Mbps

(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  
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA: 919 sq.ft. (85.4 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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