



BRIGHOUSE
WOLFF

18 Kinloch Way, Ormskirk, L39 3LT
Offers Over £375,000



A deceptively spacious and extended 3 bedroom detached bungalow, which is set on a very well proportioned and sunny Westerly facing corner plot in a much sought after location. The property enjoys having no further chain delay.

Situated upon the ever popular Kinloch Way in Ormskirk, the property is within easy access of the towns' railway and bus stations, which provide direct access into Liverpool city centre.

Ormskirk town centre with its wide variety of supermarkets, shops, restaurants and bars along with its bustling twice weekly market is also conveniently situated, as are Edge Hill University, Coronation Park & Ormskirk Hospital. Excellent road links are provided by the nearby A59, whilst access to the motorway network (M58) is provided at nearby Bickerstaffe.

Sitting in a prime cul-de-sac position with gardens to the front, side & rear elevations, the main accommodation provides a spacious and flexible layout and briefly comprises; Entrance hallway, lounge, dining room, modern fitted kitchen, three bedrooms, family shower suite and separate wc. To the exterior are very generous private enclosed gardens to the front, side and rear, with off road parking provided by driveway and garage.

Further benefits include but are not limited to No Chain Delay, gas central heating and double glazing throughout.

Viewing is essential to appreciate the size and flexibility of the accommodation, location and gardens. Please contact us today to arrange a convenient time to view.

ACCOMMODATION

HALLWAY

With principal entrance door, ceiling lighting and access into all accommodation.

LOUNGE

14'3" x 11'10" plus bay (4.36 x 3.61 plus bay)

A large room situated to the front of the main dwelling with double glazed bay window to the front elevation, radiator panel, tv point, wall & ceiling lighting

DINING ROOM

12'5" x 7'6" (3.81 x 2.29)

Open plan through to the kitchen extension, double glazed window and radiator panel.

KITCHEN EXTENSION

13'1" x 13'0" (4.01 x 3.98)

A light and spacious extension with modern fitted kitchen. Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces and flooring. Integrated hob, oven and extractor hood, stainless steel sink and drainer unit, double glazed window and rear door opening into the gardens.

BEDROOM 1

12'3" x 11'5" (3.75 x 3.50)

Double glazed window to the rear elevation, radiator panel & ceiling lighting.

BEDROOM 2

11'5" x 11'1" (3.50 x 3.39)

Double glazed window to the side elevation, radiator panel & ceiling lighting.

BEDROOM 3

11'5" x 7'4" (3.50 x 2.25)

Double glazed double doors lead into the gardens, radiator panel & ceiling lighting.

SHOWER SUITE

Fitted with a modern white two piece shower suite comprising; shower cubicle with overhead shower and shower screens, wash basin. Partially tiled walls, extractor fan, double glazed frosted window, ceiling lighting.

WC

Low level wc & wash basin, double glazed frosted window and ceiling lighting.

GARDENS & PARKING

The front & side gardens are enclosed by a recently constructed brick built wall. The drove and gardens are mainly pressed concrete which provides low maintenance spaces and parking for numerous vehicles if required. The property is situated at the head of a quiet cul-de-sac. The driveway leads to a single attached garage.

The rear gardens are larger than anticipated, face in a sunny westerly direction, are fence enclosed and provide excellent private outdoor living space with a large patio/seating area to the rear of the main accommodation.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2026/27.

Band: D

Charge: £2434.59

MOBILE & BROADBAND

Broadband Speed;

Ultrafast - Highest available download speed: 1800 Mbps. Highest

available upload speed: 220 Mbps

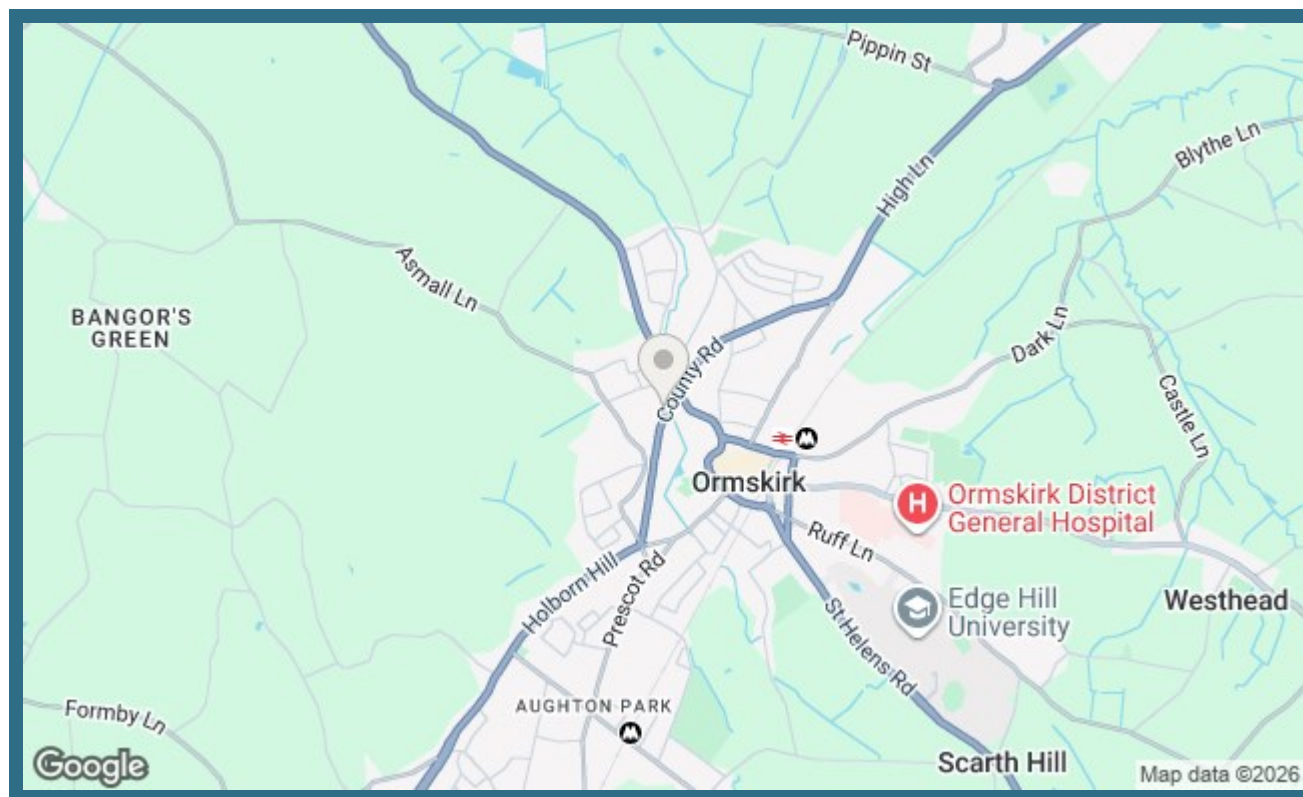
Mobile Signal:

Vodafone - Good outdoor, variable in-home.
O2, Three, EE - Good outdoor (Ofcom).

CONSTRUCTION

Standard

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 1275 sq.ft. (118.5 sq.m.) approx.



TOTAL FLOOR AREA: 1275 sq.ft. (118.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the footprint depicted here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown here 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 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



