



BRIGHOUSE
WOLFF

9 Hurlston Drive, Ormskirk, L39 1LD
£239,950



A two bedroom semi-detached bungalow which is situated in a quiet cul-de-sac in a sought after and ever popular location with NO CHAIN DELAY.

The property is located upon Hurlston Drive in Ormskirk and therefore enjoys a desirable location whilst being situated close to a variety of local amenities. The property is within a short drive or brisk walk of Ormskirk railway and bus stations both of which provide direct easy access into Liverpool City Centre and beyond.

Edge Hill University, Primary & Secondary Schools and Ormskirk Hospital are also located locally, whilst access to the Motorway Network (M58) is located at nearby Bickerstaffe. Ormskirk town centre with it's wide variety of Supermarkets, shops, bustling twice weekly markets, restaurants and bars is also situated within a short distance.

The accommodation which provides a well proportioned and flexible layout briefly comprises; Entrance hall, lounge/diner, fitted kitchen, master bedroom and modern family shower suite to the ground floor. To the first floor is a further well double bedroom, whilst to the exterior are well proportioned private gardens - the rear facing in a sunny westerly direction- together with off road driveway and single garage parking.

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

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door leads into the hallway, which provides access into all accommodation.

LOUNGE/DINER

19'6" x 12'9" max (5.95 x 3.90 max)

A large lounge & dining room situated to the front of the property with double glazed windows, feature inset living flame effect fire and marble effect surround, ceiling and wall lighting, tv point, radiator panel.

FITTED KITCHEN

10'4" x 9'6" (3.16 x 2.90)

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, flooring and tiled splash backs, integral gas hob and extractor chimney, sink & drainer unit, window and door to the rear, plumbing for washing machine, ceiling lighting.

MASTER BEDROOM

15'1" x 9'9" (4.62 x 2.98)

A large principal bedroom with double glazed window to the rear elevation, radiator panel, ceiling lighting & under stairs storage cupboard.

SHOWER SUITE

6'7" x 5'4" (2.02 x 1.65)

Fitted with a three piece suite comprising; shower enclosure with overhead shower and screens, low level wc, wash basin, double glazed frosted window.

FIRST FLOOR

STAIRS, LANDING & LOFT SPACE

Stairs lead to a spacious landing area which in turn provides access into first floor bedroom. Storage cupboards, loft access and under eaves storage areas.

BEDROOM

12'0" x 9'8" (3.66 x 2.95)

Double glazed window to the side, radiator panel & ceiling lighting. Access into under eaves storage

EXTERIOR

GARDENS & PARKING

The property is set in a quiet cul-de-sac with private gardens to the front & rear. The front gardens are mainly laid to lawn with ornamental flower & shrub borders, whilst the rear garden faces in a very sunny westerly direction and provides excellent outdoor living/entertaining space.

Parking is provided by a more than ample driveway to the side of the property which leads to a detached garage with window to the side.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2026/27

Band: C

Charge: £2164.08

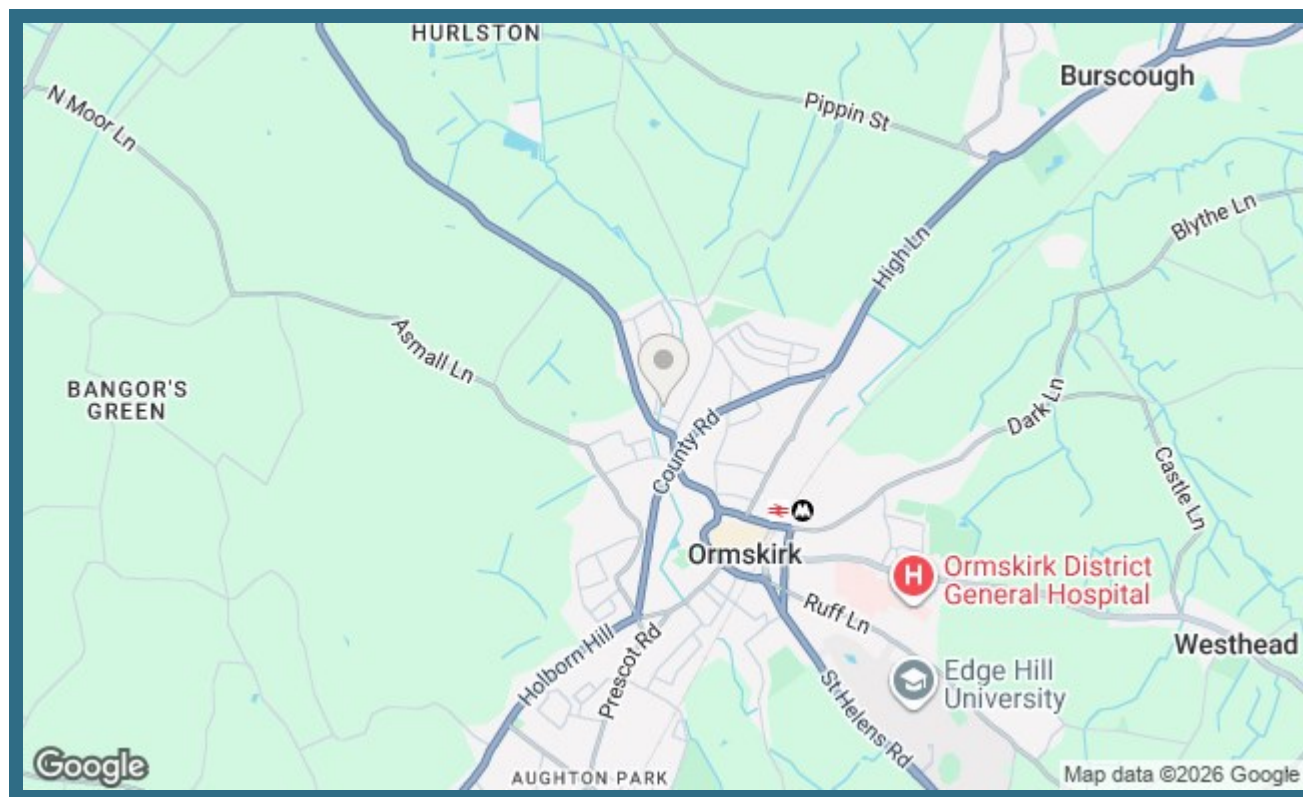
MOBILE & BROADBAND

Mobile Signal: EE, Three & Vodaphone - Good outdoor. O2 - Variable outdoor (Ofcom website).

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

Information from 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.

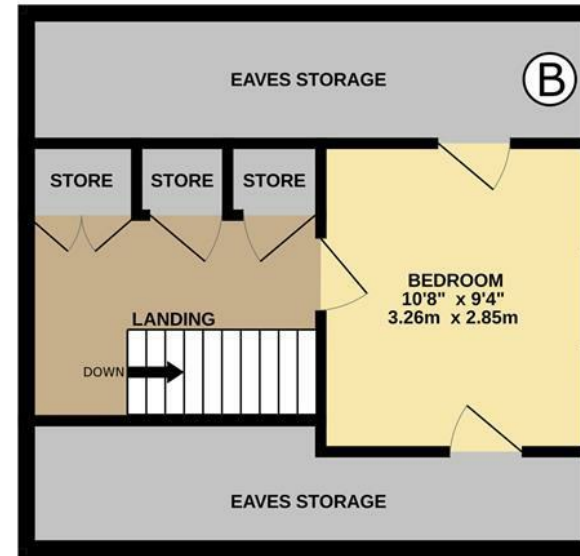
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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