BRIGHOUSE
WOLFF

6 Latham Avenue, Ormskirk, L39 2EU

£154,950

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A 3 bedroom semi-detached family home with NO CHAIN DELAY. which is located within walking distance of Ormskirk hospital & town centre.

Situated upon Latham Avenue just off Wigan Road/Tower Hill, the property is ideally situated for Ormskirk Hospital along with the towns' Railway & Bus stations, both of which are located within walking distance and provide direct access to Liverpool Centre. Ormskirk town centre with its variety of shops, supermarkets, markets, restaurants, bistro's and bars is located within a short distance.

Edge Hill University is conveniently situated, as it the A59 and M58 both of which provide excellent transport links.

The accommodation, which does require some refurbishment and modernisation briefly comprises; Entrance hallway, lounge, fitted kitchen & wc/cloaks to the ground floor, whilst to the first floor are 3 bedrooms, and bathroom suite. To the exterior are private gardens to both the front & rear - the rear being particularly well proportioned and facing in a sunny South-Westerly direction - with off road parking provided by a driveway to the side.

The property further benefits from the addition of central heating & double glazing throughout.

Please contact us today to arrange a convenient time to view.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY
Entrance door, ceiling lighting, stairs lead to the first floor, door access to the lounge and remainder of ground floor accommodation.

LOUNGE
14'8" x 10'9" (4.49 x 3.30)
A spacious main reception room with double glazed window to the front elevation, ceiling lighting radiator panel & tv point.

KITCHEN
14'8" x 7'6" (4.49 x 2.30)
Fitted with a range of base units. ceiling lighting, cooker point, plumbing for washing machine, double glazed window to the rear, ceiling lighting.

WC/CLOAKS
Low level wc, ceiling lighting, frosted window.

FIRST FLOOR

STAIRS & LANDING
Stairs lead to a spacious landing area which in turn provides access into all first floor rooms.

BEDROOM 1
13'7" x 10'9" (4.15 x 3.30)
Window to the front elevation, radiator panel & ceiling lighting.

BEDROOM 2
13'4" max x 7'8" (4.08 max x 2.35)
Window to the rear elevation, radiator panel & ceiling lighting.

BEDROOM 3
10'9" max x 7'6" (3.30 max x 2.29)
Window to the front elevation, radiator panel & ceiling lighting.

BATHROOM
7'4" x 4'9" (2.25 x 1.45)
Fitted with a two piece suite comprising; panelled bath with overhead shower, wash basin, frosted window and light point.

EXTERIOR

FRONT
The front garden area is mainly laid to lawn hedge and fence enclosed. A driveway leading to the side of the main house provides off road parking.

REAR
The rear garden area is larger than anticipated and faces in a sunny south-westerly direction. It is mainly laid to lawn, hedge and fence enclosed and provides excellent outdoor living space.

MATERIAL INFORMATION

TENURE
FREEHOLD

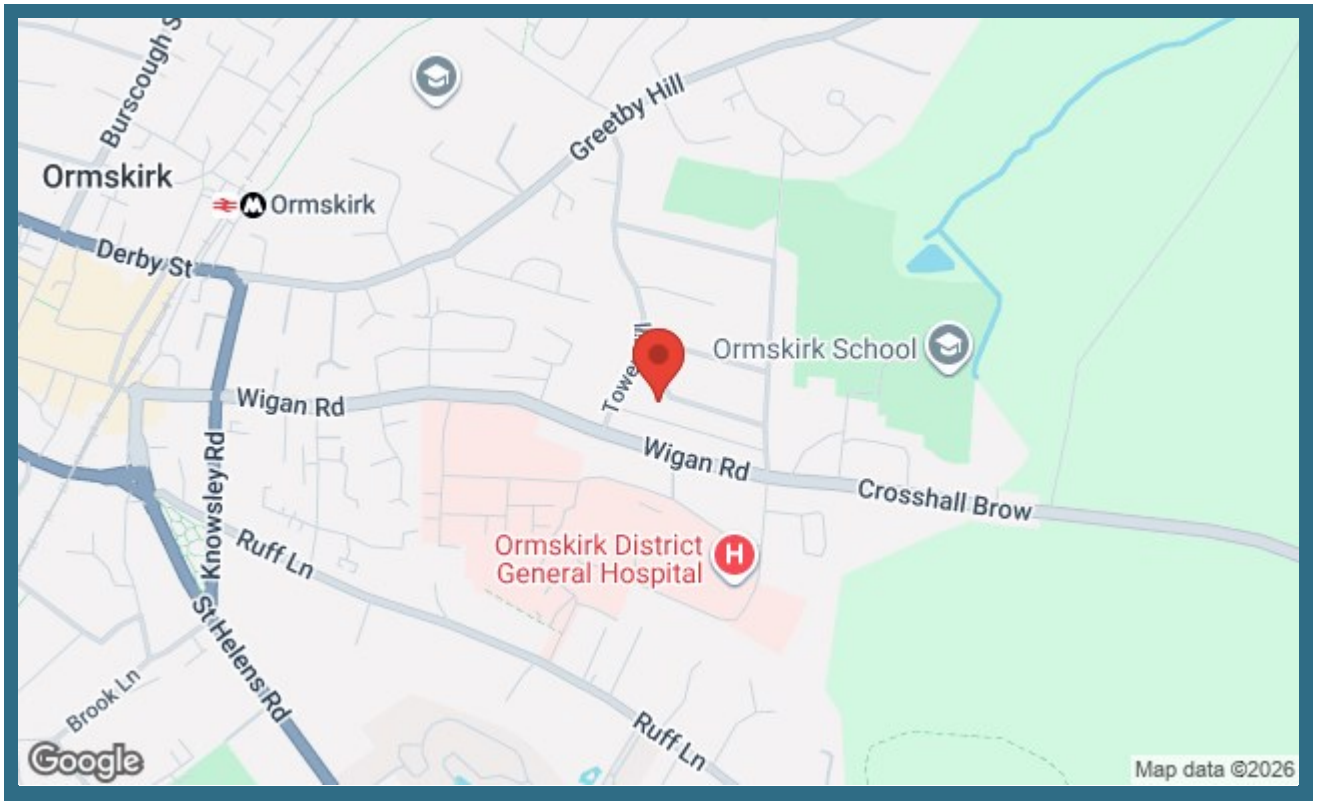
COUNCIL TAX
West Lancs. Council 2026/27
Band: B
Charge: £1893.57

MOBILE & BROADBAND
Mobile Signal:
Good outdoor & In-home EE & Vodaphone
Good Outdoor: O2 & Three

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

Information via 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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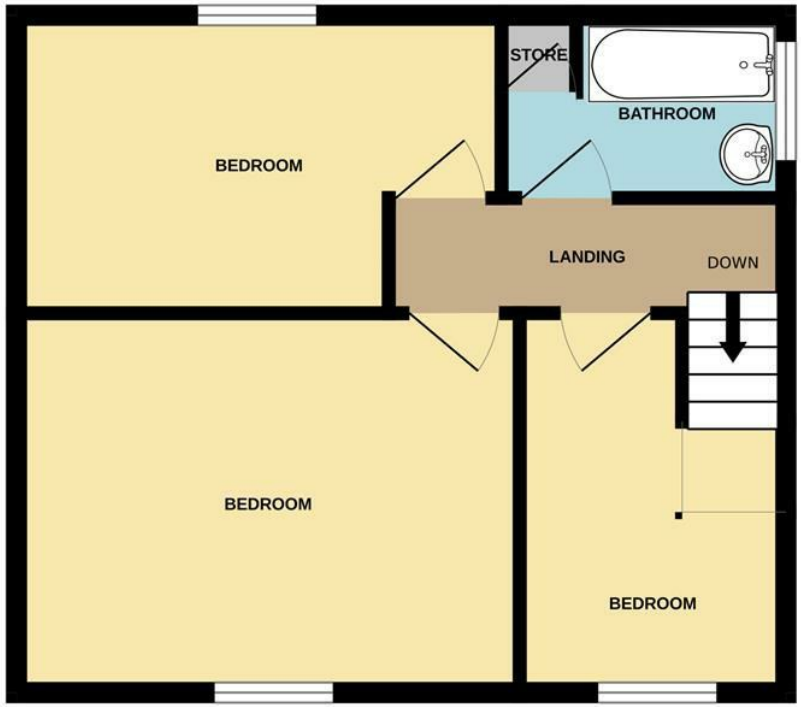
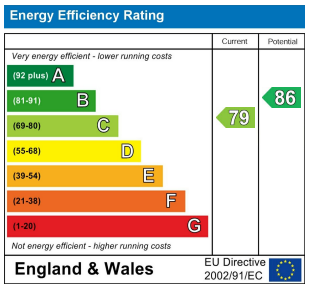
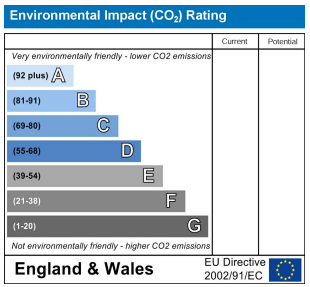
GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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