



BRIGHOUSE  
WOLFF

113 Wigan Road, Ormskirk, Lancashire L39 2AS  
Reduced To £160,000





A well presented two bedroom garden fronted mid terraced house which presents a superb purchase opportunity for first time buyers or buy to let investors alike.

Situated upon Wigan Road close to the centre of Ormskirk, the property is ideally situated within close proximity of Ormskirk Hospital along with the towns' railway and bus stations which provide direct access into Liverpool City Centre. Ormskirk town centre with its variety of shops, supermarkets, restaurants, bistros and bars along with its bustling twice weekly markets is also situated within easy access.

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 a wide variety of further amenities.

The accommodation which is modern and neutrally decorated throughout briefly comprises; Lounge, dining Room, modern fitted kitchen & sun porch to the ground floor. To the first floor are two bedrooms & modern family bathroom suite, whilst to the exterior are patio garden areas to the front & rear with off road parking to rear.

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

### DIRECTIONS

From Ormskirk Town Centre head east along Moor Street, continue through the traffic lights with Stanley Street and onto Wigan Road. The property can be found on the left hand side, across the road from the Hospital, indicated by our 'For Sale' board.

### ACCOMMODATION

#### GROUND FLOOR:

##### LOUNGE

13'10" x 12'6" (4.23 x 3.83)

The main entrance door provides access into lounge. Built-in storage cupboard. Double glazed window to front elevation. Radiator panel, ceiling lighting, stairs lead to first floor.

##### DINING ROOM

12'6" x 8'11" (3.83 x 2.72)

Double glazed window to rear elevation. Radiator panel, recess spotlights and ceiling light point.

##### MODERN FITTED KITCHEN

8'0" x 6'5" (2.44 x 1.98)

Fitted with a modern and comprehensive range of wall and base units together with contrasting worktops and splash-back tiling. Ceramic hob with extractor fan above and electric oven below, stainless steel sink and drainer unit. Wall mounted gas central heating boiler and plumbed for washing machine. Recess spotlights. Upvc double glazed window and door leading to sun porch.

##### SUN PORCH

8'0" x 4'4" (2.44 x 1.35)

Double glazed windows, door and double glazed roof panels. Leads into rear yard/garden

#### FIRST FLOOR:

## STAIRS & LANDING

Stairs lead to the landing area which in turn provides access to all first floor accommodation.

Band: B

Charge: £1736.83

## VIEWING BY APPOINTMENT

## BEDROOM 1

12'6" x 10'5" (3.83 x 3.18)

Double glazed window to front elevation. Radiator panel and ceiling light point.

## BEDROOM 2

9'6" x 9'3" max (2.91 x 2.82 max)

Double glazed window to rear elevation. Radiator panel and ceiling light point.

## MODERN BATHROOM

8'0" x 6'5" (2.44 x 1.98)

Fitted with a modern white 3 piece suite comprising panel bath with overhead shower and shower screen, low level w.c. and pedestal wash hand basin. Tiled elevations. Upvc double glazed window.

## EXTERIOR

To the front of the property is a wall & fence enclosed garden, which is landscaped for ease of maintenance with ornamental flower and shrub borders.

To the rear is a wall enclosed yard area, which again is hardstanding for ease of maintenance with gate access to the rear alley and parking area.

A share of the alleyway directly to the rear of the property the width of the property is included within the title and therefore provision for parking is directly to the rear of the yard. Neighbouring properties have access over.

## MATERIAL INFORMATION

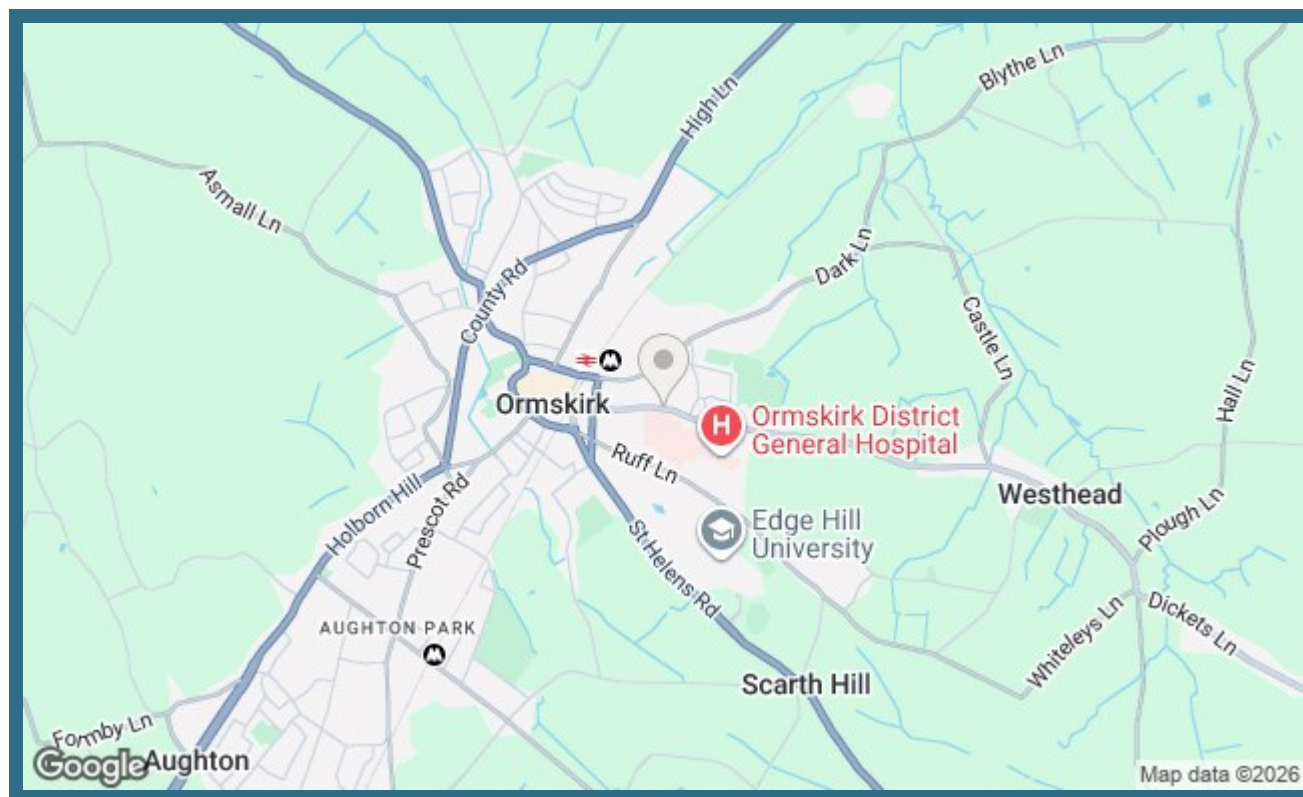
## TENURE

FREEHOLD

## COUNCIL TAX:

West Lancs. Council 2024/25





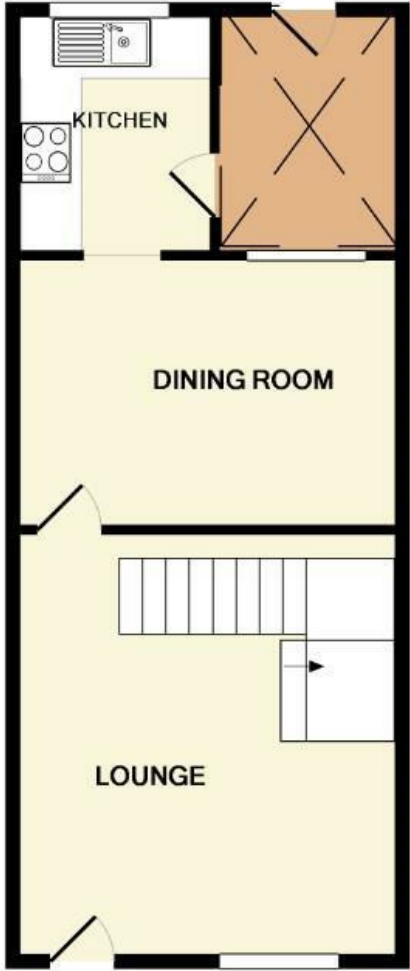
### Important Information

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  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 341 SQ.FT.  
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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