



BRIGHOUSE
WOLFF

79 Bridge Street, Ormskirk, L39 4RJ
£279,950



A modern 4 bedroom semi-detached house with no further chain delay, which is located within close proximity of Ormskirk Town Centre.

The property could be bought as a family home or by an investor, as it has previously been let to students and has a HMO licence. The current vendor has informed us income was £32,880pa (2025/26) fully occupied by 5 students.

Situated upon Bridge Street close to the centre of Ormskirk, the home enjoys a very popular location, whilst being ideally situated for Ormskirk Town centre, it's associated amenities and variety of Supermarkets, shops, restaurants, bistro's and bars.

The property is a short walk from Ormskirk railway and bus stations, both of which provide easy access into Liverpool City Centre and beyond.

Edge Hill University, Coronation Park & the M58 are all located within easy access, whilst Ormskirk Hospital is also situated within a short walk.

The accommodation briefly comprises; Hallway, lounge, modern fitted breakfast kitchen, dining room and wc/cloaks to the ground floor. To the first floor are four bedrooms and modern bathroom suite, whilst to the exterior are gardens to both front & rear. Off road parking is provided by a driveway and attached single garage.

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

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

ACCOMMODATION

GROUND FLOOR

HALLWAY

The main entrance door leads into the hallway which provides access to all further rooms.

WC/CLOAKS

Low level wc with integrated wash basin, ceiling lighting.

LOUNGE

Double glazed window to the rear elevation overlooks the gardens, living flame effect fire set in feature fire place, tv point, laminate flooring, ceiling lighting & radiator panel.

DINING ROOM

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

MODERN BREAKFAST KITCHEN

Fitted with a modern and comprehensive range of wall and base units together with contrasting work surfaces, splash backs and flooring, ceiling lighting, cooker point & extractor chimney above, plumbing for washing machine, sink & drainer unit, double glazed window and rear door, breakfast bar & ceiling lighting.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to the first floor landing which in turn provides access to all first floor rooms. Large linen/airing cupboard, ceiling lighting.

BEDROOM 1

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

BEDROOM 2

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

BEDROOM 3

Double glazed window to the front elevation, ceiling light point & radiator panel.

BEDROOM 4

Double glazed window to the front elevation, ceiling light point & radiator panel.

FAMILY BATHROOM

Fitted with a modern white three piece bathroom suite comprising; panelled bath with overhead shower and shower screen, low level wc, wash basin, partially tiled walls, ceiling lighting & double glazed frosted window.

EXTERIOR

PARKING & GARAGE

The driveway is accessed via a shared approach with the adjoining property which in turn provides off road parking. The driveway leads to an attached single garage.

GARDENS

The front gardens are fence enclosed with ornamental shrub & tree borders.

The rear gardens provide excellent private outdoor living space. The gardens are mainly laid to lawn, fence enclosed with ornamental shrub & tree borders and flagged patio's/pathways.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2026/27.

Band: C

Charge: £2164.08

MOBILE & BROADBAND

Mobile Signal:

Three - Good outdoor & in-home.

O2 & Vodaphone - Good outdoor Variable in-home.

EE - Good outdoor.

Broadband:

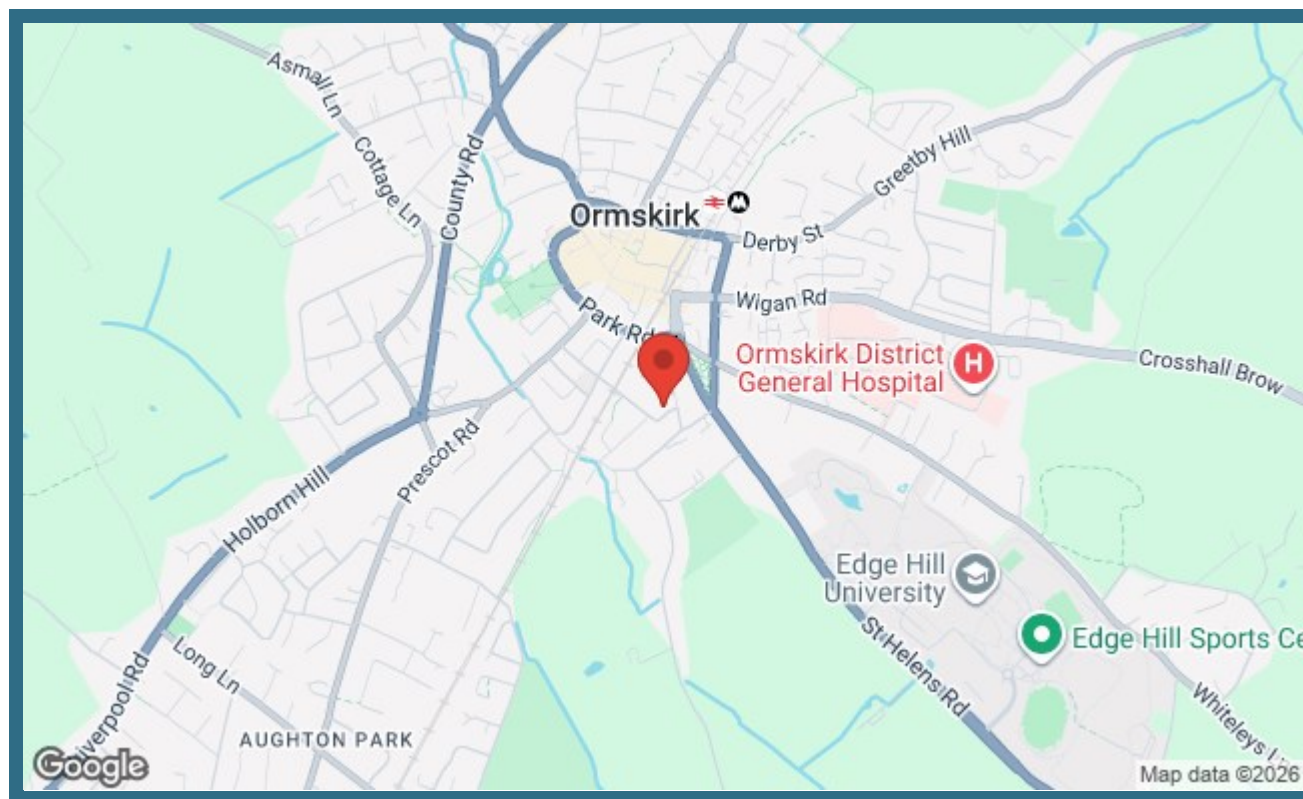
Ultrafast - Highest available download speed: 10000 Mbps. Highest available upload speed: 10000 Mbps.

(All information from Ofcom website)

VIEWING BY APPOINTMENT

HMO LICENCE

West Lancs. Council - HMO Licence Number 399



Important Information

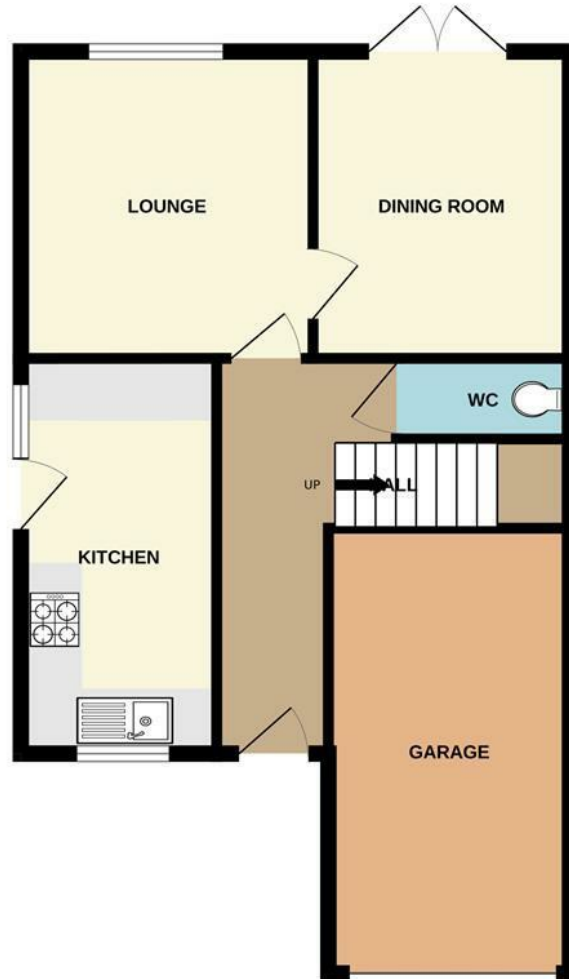
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

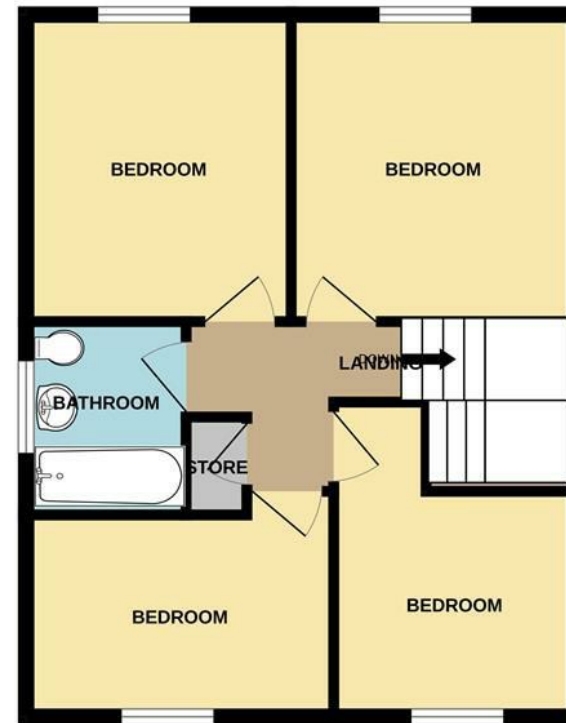
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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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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		
		85
		71
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		



