

For Sale



**Substantial Four Bedroom Semi
Detached House
FOR SALE
Guide Price: £259,950**

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Key Features

Substantial four-bedroom semi-detached family residence.

Vacant possession.

Freehold, subject to subdivision of the existing title.

Dedicated private parking.

Two reception rooms.

Spacious dining kitchen and utility room.

Location

The property occupies a prominent frontage position to Southport Road (A570), one of Ormskirk's principal arterial routes, within comfortable walking distance of the town centre.

Ormskirk is an attractive and established Lancashire market town providing an excellent range of national and independent retailers, cafés, restaurants, leisure facilities and supermarkets including Booths, Morrisons and Aldi.

The town benefits from both railway and bus stations together with good road communications via the A59, A570 and nearby M58 motorway, providing convenient access throughout Lancashire, Merseyside and the wider North West.

The property's position therefore provides convenient access to Ormskirk Town Centre whilst also benefiting from established road and public transport connections.

The property is to be sold with vacant possession and, given the overall scale of the accommodation, dedicated parking and convenient position, should be of interest to purchasers seeking a substantial family residence within easy reach of Ormskirk Town Centre.



Description

56 Southport Road comprises a substantial four-bedroom semi-detached residence occupying a prominent position fronting Southport Road and within convenient walking distance of Ormskirk Town Centre.

The property provides particularly spacious accommodation arranged over two floors and represents an unusually substantial house for this location. The accommodation retains the proportions and layout associated with a traditional period property, providing generous reception and bedroom accommodation together with useful ancillary space.

At ground floor level, the entrance hall provides access to a bay-fronted living room and separate dining room, both of good proportions. To the rear is a spacious fitted dining kitchen providing ample room for day-to-day dining, together with a separate utility room and further ancillary accommodation.

At first floor level there are four well-proportioned bedrooms together with a family bathroom. The size and configuration of the accommodation provide considerable flexibility for family occupation, with one of the bedrooms also potentially suitable for use as a home office or study if required.

Externally, the property benefits from dedicated private parking to the front together with its own rear area. The property is being created as a separate freehold holding as part of the subdivision of the wider former Barn Lodge site, with the proposed extent of No. 56 identified on the revised title plan.

As part of this subdivision, the purchaser of the adjoining former Barn Lodge premises is to undertake works to physically separate the two properties. These works will include removal of part of the existing enclosed rear corridor/link, with the remaining section serving No. 56 retained and adapted to provide an enclosed ancillary store. The works are also to include the necessary making good and weatherproofing together with formation of a new rear boundary, following which No. 56 and Barn Lodge will comprise physically separate and independently enclosed properties.







56 Southport Road, Ormskirk L39 1LX

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Accommodation

The accommodation is arranged over ground and first floors and presently comprises:

Ground Floor: Entrance hall, bay-fronted living room, dining room, dining kitchen, utility room and ancillary accommodation/store.

First Floor: Four bedrooms and family bathroom.

The floorplan is provided for indicative purposes only and is not to scale.

Tenure

The property is to be sold freehold, subject to completion of the proposed subdivision of the existing title and legal verification.

The precise extent of the property to be transferred is shown for identification purposes on the revised proposed title plan. As the existing title is being subdivided, the final boundaries together with any necessary rights, reservations and covenants will be documented by the respective solicitors.

Guide Price

£259,950

VAT

We understand VAT will not be payable upon the purchase price.

Legal

Each party is to be responsible for their own legal costs.

Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

Council Tax

We understand the property is presently assessed within Council Tax Band D, although purchasers should satisfy themselves following completion of the title subdivision.

EPC

A copy of the Energy Performance Certificate is available upon request.

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.

