



BRIGHOUSE
WOLFF

15 Railway Approach, Ormskirk, Lancashire L39 2DD
£169,950



A 2 bedroom end of terrace house with no chain delay, which is located in the centre of Ormskirk.

The property is located in a very convenient central location within walking distance of Ormskirk town centre and its associated amenities.

Set just off Derby Street in the centre of historic Ormskirk, the property is ideally situated for Ormskirk Railway & Bus Stations which are both set within very close proximity and provide direct access into Liverpool city centre.

Ormskirk town centre with its variety of shops, schools, supermarkets, restaurants, bistro's and bars, not to mention it's bustling twice weekly markets is also within touching distance.

Edge Hill University & Ormskirk Hospital are also conveniently situated as are the A59 and M58, both of which provide excellent road links.

The accommodation which provides a flexible layout briefly comprises; entrance hallway, lounge, dining/sitting room and fitted kitchen to the ground floor. To the first floor are two double bedrooms and family bathroom suite, whilst to the exterior is a rear private enclosed yard.

The property further benefits from the addition of gas central heating with combination boiler & double glazing throughout.

The property is an ideal purchase for first time buyers, buy to let investors or those who require the convenience of a town centre location.

Please contact us today to avoid the disappointment of missing out: 01695 580 801.

ACCOMMODATION

GROUND FLOOR

HALLWAY

A Upvc door leads into the hallway. Ceiling lighting, stairs lead to the first floor, access to all ground floor accommodation.

LOUNGE

11'10" x 9'0" (3.62 x 2.76)

With Upvc double glazed window to the front elevation, radiator panel, tv point and ceiling light point. Under stairs storage cupboard. Open plan access through to the dining room.

DINING/SITTING ROOM

15'5" x 9'8" (4.72 x 2.96)

With Upvc double glazed window to the rear elevation, radiator panel, tv point and ceiling light point. Under stairs storage cupboard.

FITTED KITCHEN

8'4" x 5'7" (2.55 x 1.71)

Fitted with a comprehensive range of wall units together with contrasting work surfaces and flooring. Gas hob, integrated oven, stainless steel extractor chimney, sink and drainer unit. plumbing for washing machine, ceiling lighting. Upvc double glazed window and door leading into the yard.

FIRST FLOOR

STAIRS & LANDING

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

BEDROOM 1

15'7" x 9'0" (4.75 x 2.76)

Upvc double glazed window to the front elevation, radiator panel and ceiling light point. Over stairs storage cupboard houses the gas combination boiler.

BEDROOM 2

10'0" x 9'2" (3.06 x 2.81)

Upvc double glazed window to the rear elevation, radiator panel and ceiling light point.

BATHROOM

7'3" x 5'11" (2.21 x 1.81)

Fitted with 3 piece bathroom suite comprising of panelled bath with overhead shower and shower screen, low level w.c. and wash basin.

Part tiled elevations, Upvc double glazed frosted window and ceiling light point.

EXTERIOR

A wall enclosed rear yard area is located outside with access to the kitchen. A gated pathway leads to the side and front of the property.

MATERIAL INFORMATION

TENURE

FREEHOLD

COUNCIL TAX

West Lancs. Council 2026/27

Band: B

Charge: £1893.57

MOBILE & BROADBAND

Mobile Signal:

EE, O2 & Vodaphone - Good Outdoor & in-home.

Three - Good outdoor.

Broadband:

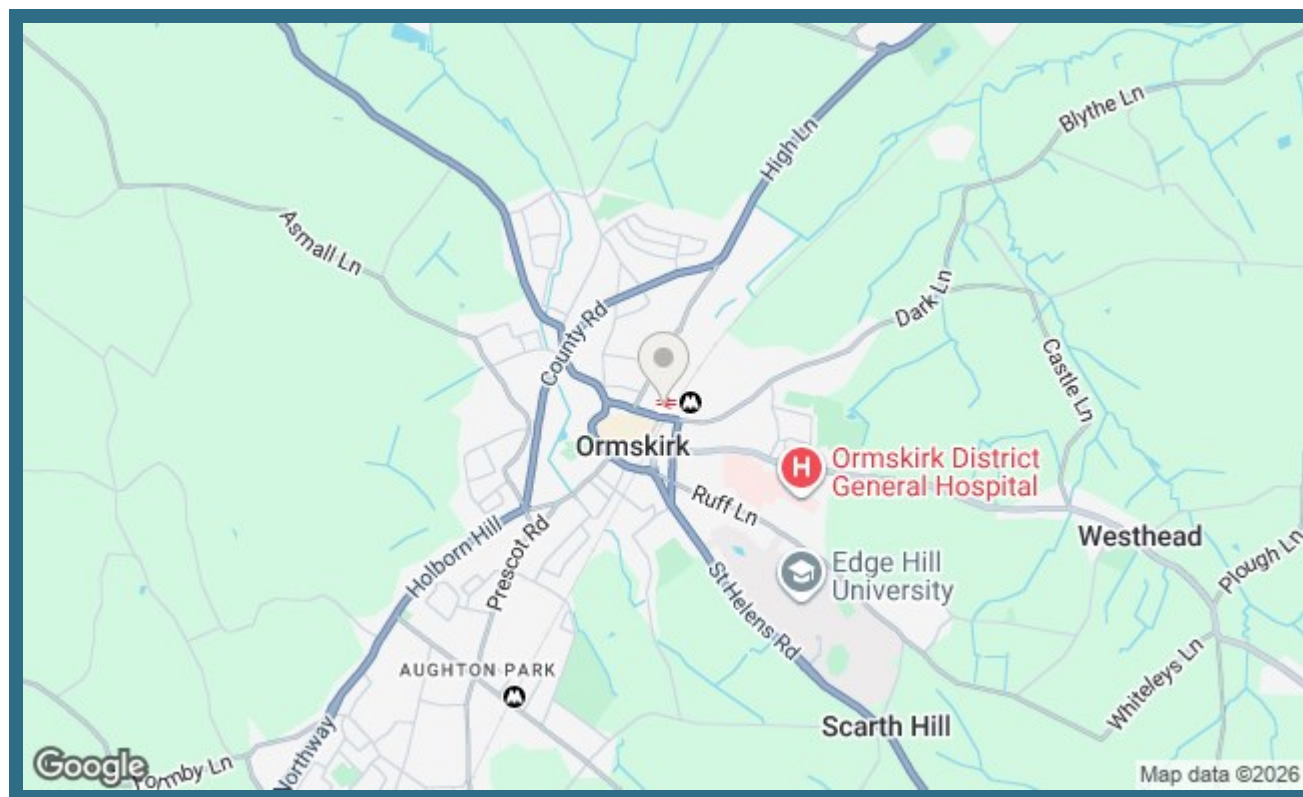
Ultrafast - Highest available download speed:1800 Mbps Highest available upload speed: 220 Mbps

(all info. from Ofcom website).

CONSTRUCTION

Standard - Brick with a pitched roof.

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
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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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