



3 bed end of terrace house to buy in L39

Wigan Road, Ormskirk, Lancashire, L39 2AP

£199,950 Starting Bid

 x 3  x 1  x 2

Tenure

Leasehold

Property features

- ✓ End-Terrace Home
- ✓ Circa 1062 Square Feet
- ✓ Good-Size Rear Garden
- ✓ Three Bedrooms
- ✓ EPC Rating D

Off Street parking

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £199,950

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

Arnold and Phillips are delighted to present this well-maintained three-bedroom end-terrace home, perfectly positioned in a sought-after residential area. Offering a blend of comfortable living space, practical layout, and a private outdoor retreat, this property is an excellent opportunity for families, professionals, or investors looking for a move-in-ready home with room to adapt to personal needs.

Set on a desirable corner plot, the home benefits from an attractive frontage with off-road parking for two cars (with further scope to increase). Stepping inside, the hallway provides access to two well-proportioned reception rooms, offering flexibility for everyday living and entertaining. The front reception room is ideal for use as a lounge, creating a cosy space to unwind, while the second reception room lends itself to a dining area or additional living space, perfect for accommodating family gatherings. Both rooms feel spacious, with a layout that allows for a natural flow between them.

The kitchen is thoughtfully designed to maximise storage and workspace, offering a practical and functional setting for preparing meals. Fitted with modern cabinetry and ample counter space, it is well-equipped for everyday use while still providing scope for further personalisation. Its position at the rear of the property ensures easy access to the garden, making outdoor dining and relaxation convenient during warmer months. A WC located off the kitchen adds to the functionality of the downstairs space.

Upstairs, the bright and spacious landing area provides access to three bedrooms which offer comfortable accommodation, each with its own unique appeal. The main bedroom is generously sized, providing a peaceful retreat at the end of the day. The second bedroom is also a good size, ideal for guests, children, or as a work-from-home space. The third bedroom, while more compact, is perfect for a nursery, bedroom, study, or dressing room, offering flexibility depending on the needs of the new owner. A standout feature of this property is the large four-piece bathroom suite, a rare find in similar homes. Featuring a bath, separate shower, WC, and wash basin, the space is well-appointed for both relaxation and practicality.

Outside, the private garden is a real advantage, providing a secure and secluded space for enjoying the outdoors. Whether used for gardening, entertaining, or simply unwinding, it offers the perfect balance of low-maintenance upkeep with potential for further landscaping if desired. Being on a corner plot, the outdoor area benefits from added privacy, making it feel more like a personal retreat than a typical terrace garden.

The property is situated in a popular and well-connected neighbourhood, benefiting from a strong community atmosphere and easy access to a range of amenities. Local schools, shops, and parks are all within close reach, ensuring convenience for day-to-day living. Public transport links are readily available, providing straightforward access to surrounding towns and city centres, making commuting an easy option for professionals. Additionally, road networks connect seamlessly to major routes, further enhancing accessibility.

With its practical layout, well-maintained condition, and desirable location, this end-terrace home is an ideal choice for those seeking a property that offers both comfort and convenience. Viewings are highly recommended to fully appreciate all that this home has to offer.

Tenure: We understand the property to be Leasehold, however prospective purchasers should seek to obtain verification of this from their solicitor. Council Tax Band B.

Please note while the property is currently tenanted with students - the tenants are due to vacate in August but buyers should make their own enquiries.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 892

Price: Starting Bid £199,950

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

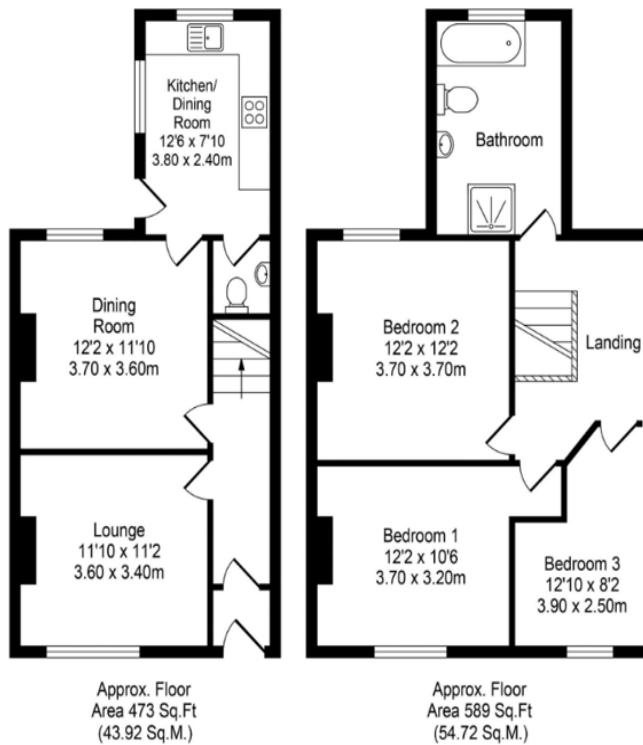
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Total Approx. Floor Area 1062 Sq.ft. (98.64 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Contact your local branch today for more information on this property:

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