

HMO in L39

Heskin Lane, Ormskirk, Lancashire, L39 1LR

£490,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- Substantial Detached Home
- Ideal Investment Opportunity
- HMO Opportunity
- Three Bathrooms Plus Downstairs Cloaks/WC
- Modern Fitted Kitchen

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold Via Online Auction. Fee's Apply.

We are excited to offer this substantial seven/eight-bedroom detached home on Heskin Lane, Ormskirk, a property that has been comprehensively renovated and now offers a rare combination of generous space, modern finish and a setting that feels pleasantly removed while remaining well connected. Homes of this scale and flexibility don’t come along often, and whether you’re looking for somewhere that can comfortably accommodate a large family, multi-generational living, or a property that lends itself well to investment use, this one is well worth a closer look.

From the front, the house immediately gives a sense of its size and presence, with ample off-road parking available for multiple vehicles, making day-to-day life and visiting guests straightforward. The approach feels practical and welcoming rather than formal, and stepping through the front door you arrive into a central hallway that works exactly as it should, acting as a hub for the ground floor rather than a space you simply pass through. To the right, there is a cosy snug that could easily become a quiet retreat, secondary sitting space or another bedroom, ideal if different members of the household need their own corners of the home. Alongside this is a useful utility room and a ground floor WC, both thoughtfully placed and particularly handy for busy households.

To the left of the hallway is the fully modernised kitchen and dining area, a space that clearly reflects the recent renovation work. The kitchen is fitted with a generous run of wall and base units, providing plenty of storage without feeling cluttered, and integrated appliances help keep the look streamlined and contemporary. There is ample room for a large dining table, making this a space that naturally encourages daily family meals as well as more sociable gatherings. The layout feels intuitive, with everything within easy reach, and it’s easy to imagine this room becoming one of the most frequently used areas of the house.

At the rear of the property, the open-plan living and dining room really shows off the scale on offer. This is a large, adaptable space that can be arranged in a variety of ways depending on your needs, whether that's distinct seating and dining zones, a more relaxed family layout, or something tailored to entertaining. French doors open out from this area, as well as from the adjoining conservatory, creating a natural link between inside and out and making it easy to extend living space into the garden during warmer months. The conservatory itself offers another flexible room, equally suited to a casual sitting area, a playroom, or somewhere to enjoy views of the garden throughout the year.

Upstairs, the first floor hosts four bedrooms, including the main bedroom suite. The principal bedroom feels comfortably proportioned and benefits from a walk-in wardrobe, a feature that's often high on buyers' wish lists. The en suite bathroom is a real highlight, fitted with a four-piece suite that includes both a separate shower and a bath, offering flexibility for different routines and preferences. The remaining three bedrooms on this floor are all good-sized rooms that can easily accommodate double beds or be adapted for other uses if required. These rooms are served by a family bathroom, again thoughtfully laid out with both a separate shower and bath, which helps ease the morning rush in a house of this size.

The second floor provides three further bedrooms. While these rooms are slightly more compact than those on the first floor, they are far from an afterthought and work particularly well as single bedrooms, home offices, hobby rooms or a dedicated guest level. This floor also benefits from its own modern bathroom, finished in a smart grey suite and, once again, offering both a shower and a bath. Having bathroom facilities on each level of the house adds a level of convenience that's often underestimated until you've lived with it.

Outside, the rear garden offers a good degree of privacy and has been designed with a mix of uses in mind. There is lawned space for play or relaxation, alongside decking and flagged pathways that create defined areas for seating and outdoor furniture, ideal for meals outside or simply enjoying the quieter, semi-rural surroundings. Mature shrubbery adds a sense of established greenery without demanding excessive upkeep, striking a balance between appearance and practicality.

The location is another strong selling point. Set on Heskin Lane, just off Southport Road, the property enjoys a semi-rural feel while remaining within easy reach of Ormskirk, Scarisbrick and the surrounding areas. Ormskirk itself offers a good range of shops, schools, cafes and other everyday amenities, along with transport links that make commuting or travelling further afield straightforward. The positioning of the house means you can enjoy a bit more space and breathing room without feeling isolated from what you need day to day.

This is a genuinely unique home, not only because of its size but also because of how well it has been finished throughout. It's the sort of property where you can move straight in and start using the space immediately, without needing to plan major works. Viewings are highly recommended to fully appreciate the layout, flexibility and overall feel of the house.

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Property Type: HMO

Business Type: Residential Investments

Parking: Allocated

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EPC

Rating C



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Tenure

Title number
LA594355 - Freehold



Additional Information

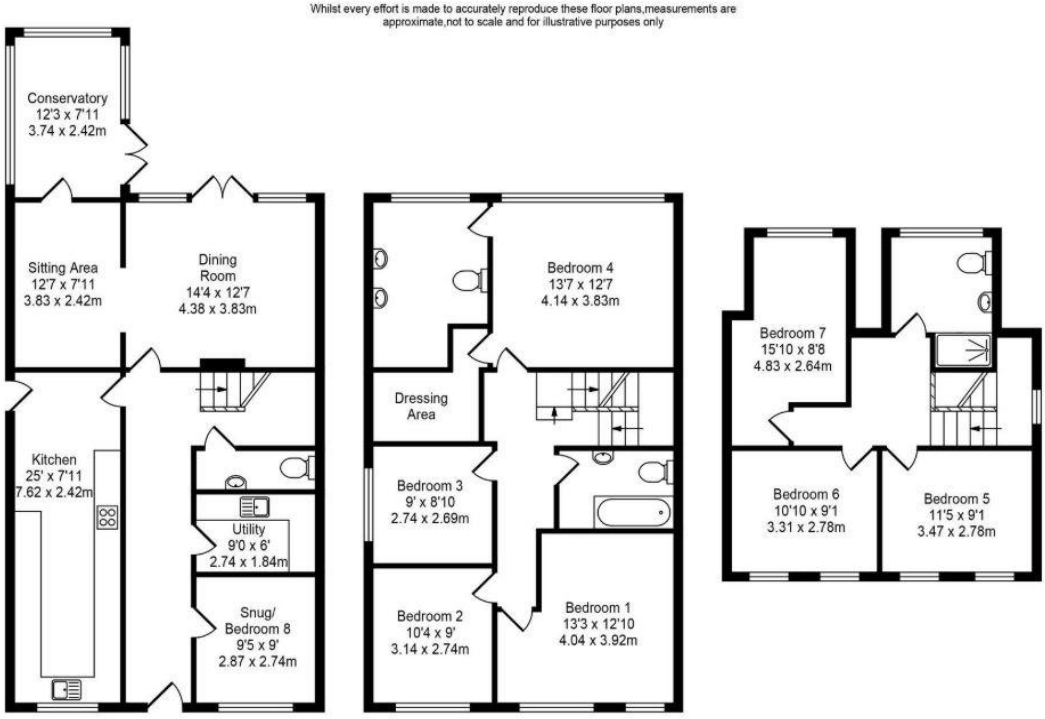
For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Heskin Lane

Total Approx. Floor Area 2288 Sq.ft. (212.56 Sq.M.)

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



Ground Floor
Approx. Floor
Area 940 Sq.Ft
(87.33 Sq.M.)

First Floor
Approx. Floor
Area 842 Sq.Ft
(78.22 Sq.M.)

Second Floor
Approx. Floor
Area 506 Sq.Ft
(47.01 Sq.M.)

Heskin Lane, Ormskirk, Lancashire, L39 1LR

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

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