



Wigan Road, Westhead

Ormskirk

Guide Price £170,000

# 87 Wigan Road

Westhead, Ormskirk

Charming two-bedroom cottage with exposed beams, modern décor, front and rear gardens, new boiler, and a bright lounge. Ideal for first-time buyers or those seeking character and comfort.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming two-bedroom cottage
- Character features including exposed beams
- No chain
- Ideal for first-time buyers or downsizers
- New boiler fitted in April 2026 - with 5 year warranty







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

500 ft<sup>2</sup>

46.4 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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