

BRIGHOUSE WOLFF

119A Liverpool Road, Skelmersdale, WN8 8BS

£240,000









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This spacious four bedroom semi-detached house is situated close to the border with Bickerstaffe and is offered with no onward chain delay. Requiring some updating, but offering tremendous potential with benefit of open views to the rear and mature good sized garden it would make an ideal forever, family home.

The accommodation has gas central heating and is double glazed and comprises: large porch, entrance hall, lounge open through to the dining room , kitchen , utility and W.C. With four well-proportioned bedrooms, this home is perfect for families or those seeking extra room for guests or a home office. The shower room has been recently updated and the W.C. is separate.
There is an integral garage with additional off road parking in the drive.

This residence is not only a house but a place where memories can be made. Its location in Old Skelmersdale with proximity to the Motorway network and local bus service is ideal for travel to Liverpool, Manchester and Ormskirk Market Town.

Porch
3'7 x 7'3 (1.09m x 2.21m)
The double glazed porch has a tiled floor and a double glazed composite front door.

Entrance Hall
Stairs to the first floor.

Lounge
12' x 16'1 (3.66m x 4.90m)
Open to the dining room the lounge has a tiled fire surround with a green slate hearth and lintel.

Dining Room
10'7 x 11' (3.23m x 3.35m)

Kitchen
10' x 12'4 (3.05m x 3.76m)
With an extensive range of base and wall units with worktops to accord and including a single drainer sink unit with a mixer tap, integrated dishwasher and gas cooker point. There is space for a tall fridge freezer and very useful walk in larder.

Utility
The utility has plumbing for a washing machine . Door to the garage.

W.C.
Low level W.C.

FIRST FLOOR

Landing
Airing cupboard and access to the roof void.

Bedroom 1
11'1 x 14'4 (3.38m x 4.37m)
A front facing double bedroom with wash basin fitted.

Bedroom 2
10' x 11'1 (3.05m x 3.38m)
Rear facing double bedroom with store cupboard.

Bedroom 3
24'5 x 8'9 (7.44m x 2.67m)
This spacious bedroom is currently divided into two bedrooms.

Bedroom 4
11'11 x 8'9 max (3.63m x 2.67m max)
Front facing with large store over the stairs.

Shower Room
Recently fitted suite comprising walk in shower compartment with seat. Pedestal wash basin. Part tiled walls.

Separate W.C.
Low level W.C.

Garage
16'9 x 8'11 (5.11m x 2.72m)
The integral garage has up and over doors and houses the gas central heating boiler.

Gardens
Mature gardens to the front and the rear. The front garden has a lawn and mature borders and drive for off road parking. Pedestrian access to the rear garden on the left hand side. The garden to the rear has raised patio and steps down to the delightful garden with mature trees and shrubs and a greenhouse. The rear garden has open views to the rear.

Grant of Probate
Received.



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.

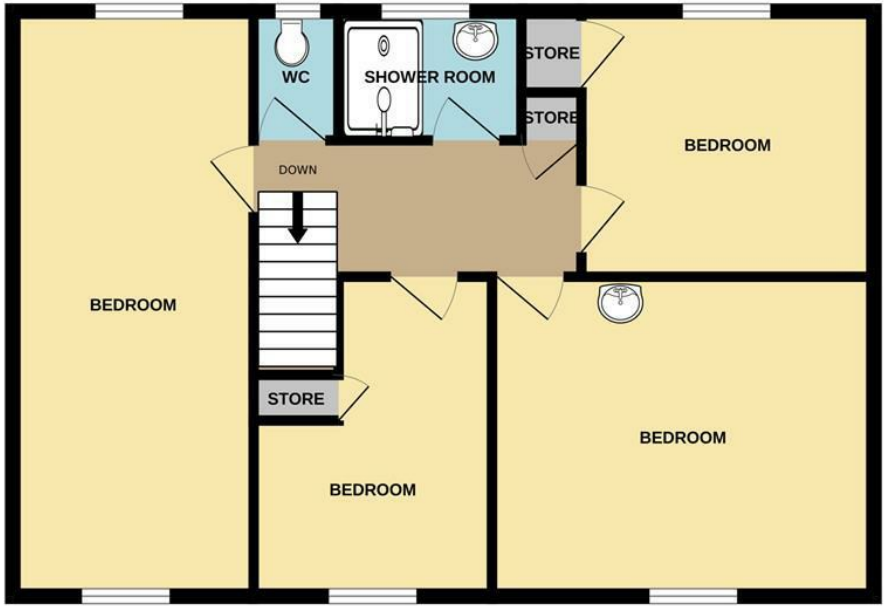
BRIGHOUSE WOLFF

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GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.8 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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