



BRIGHOUSE
WOLFF

69 Clayton Street, Skelmersdale, WN8 8HX
£95,000



A two bedroom, pavement fronted terraced house requiring some updating but offering tremendous potential for a first time buyer or investor alike. Located in Old Skelmersdale within easy reach of two popular schools, local shops and a medical centre.

The gas centrally heated and double glazed accommodation comprises : entrance hall, lounge , dining kitchen, inner hall, bathroom and two double bedrooms to the first floor.

Offered with no onward chain delay this terraced house on Clayton Street presents a wonderful opportunity for anyone looking to settle in Old Skelmersdale. With its convenient location, it is a property that truly deserves your attention. Don't miss the chance book a viewing now.

Entrance Hall

Lounge

12'10 x 13'2 (3.91m x 4.01m)

Laminate flooring and points for wall lights.

Kitchen

11' x 10'4 (3.35m x 3.15m)

The spacious kitchen has a range of base and wall units with worktops and incorporates a one and one half sink unit with a mixer tap, plumbing for a washing machine and a gas cooker point. The walls are part tiled.

Inner Hall

Access to the rear yard

Bathroom

Suite comprising panelled bath with shower over, low level W.C. and pedestal wash basin. Part tiled walls.

FIRST FLOOR

Landing

Bedroom 1

12'9 into robes x 13'1 (3.89m into robes x 3.99m)

A front facing double bedroom

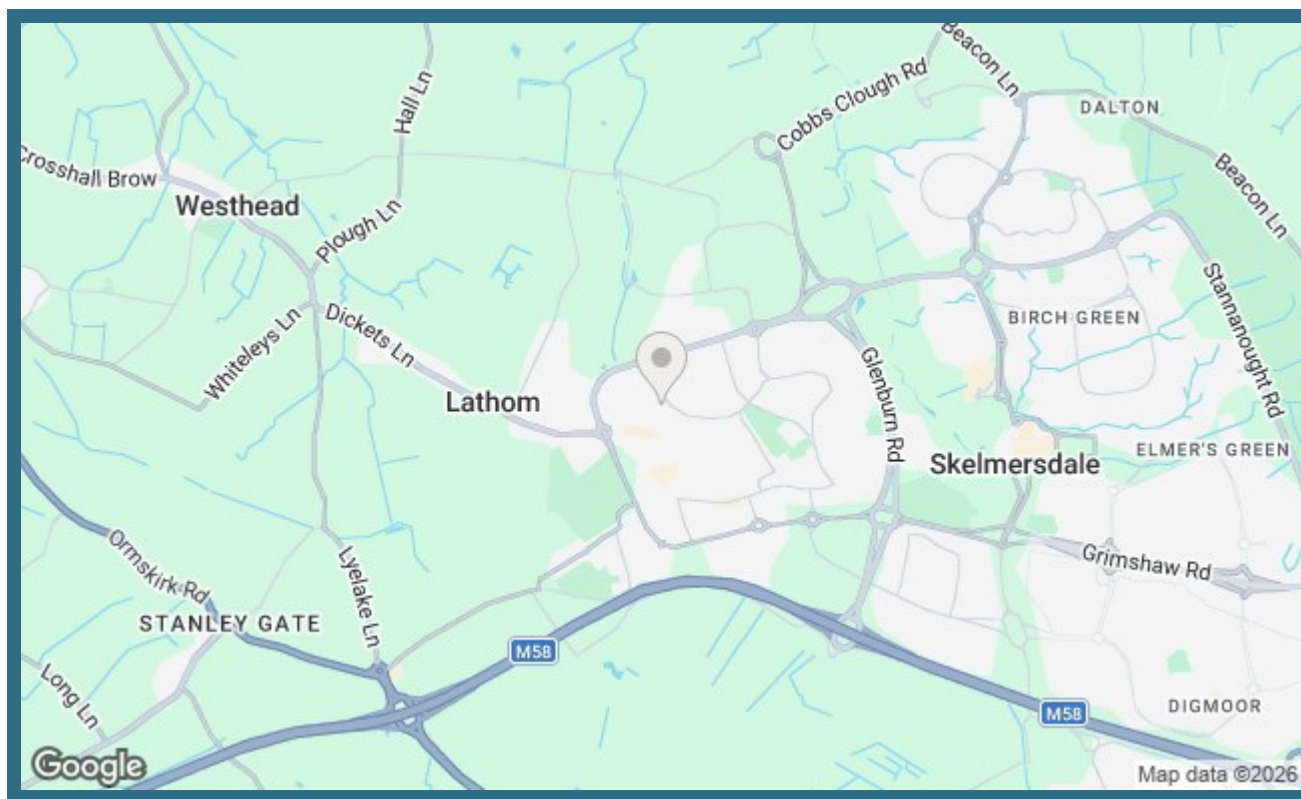
Bedroom 2

11'1 x 10'3 (3.38m x 3.12m)

A rear facing double bedroom with store cupboard.

Outside

Paved yard to the rear with gate giving pedestrian access to the rear.



Important Information

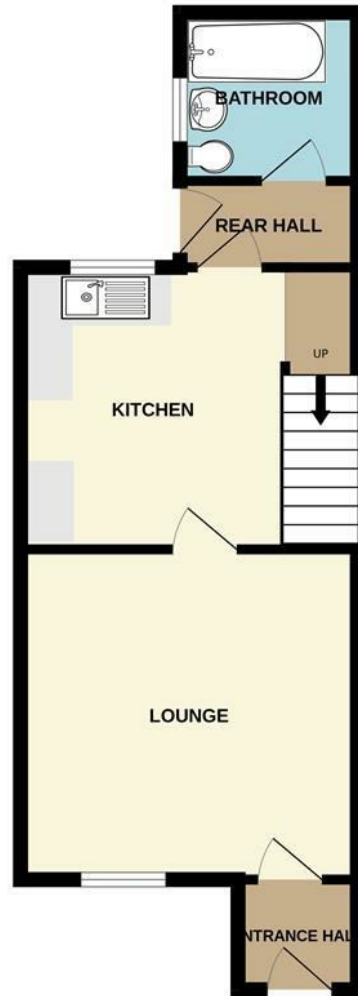
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

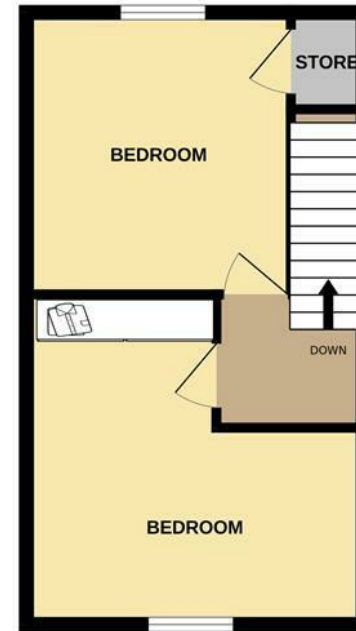
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	Potential
Very environmentally friendly - lower CO ₂ emissions				
(92 plus) A				
(81-91) B				
(69-80) C				
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not environmentally friendly - higher CO ₂ emissions				
England & Wales			EU Directive 2002/91/EC	



