



BRIGHOUSE
WOLFF

20 Elmers Green, Skelmersdale, WN8 6RY
Offers Over £300,000



Brighthouse Wolff are delighted to bring to market this delightful FOUR bedroom detached true bungalow. Nestled in a small cul de sac in the ever popular Elmers Green, Skelmersdale, this delightful detached bungalow has been extended to the rear and must be viewed early to avoid disappointment.

The spacious layout allows for easy living, with ample room for relaxation and entertaining. The bungalow's design ensures that natural light floods the interior, creating a warm and inviting atmosphere throughout.

The gas central heated and double glazed to all external windows. accommodation comprises : spacious entrance hall, lounge dining room and kitchen, inner hall, four bedrooms, principal with en suite and family bathroom with separate W.C. Attached garage and mature gardens not directly overlooked to the rear.

Elmers Green is a popular location with proximity to local amenities, making it a desirable location for both families and retirees. With parks, shops, and schools nearby, everything you need is within easy reach.

This bungalow presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible part of Skelmersdale. Whether you are looking for a family home or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely bungalow your new home.

Entrance Hall

A spacious entrance hall with access to the garage.

Lounge

14'1 x 15'4 overall (4.29m x 4.67m overall)

The `L` shaped lounge has a living flame gas fire fitted with marble surround and hearth.

Dining Room

9'5 x 10'7 (2.87m x 3.23m)

Ample space for a dining table and is open to the kitchen via a step down.

Kitchen

9'5 x 8'9 (2.87m x 2.67m)

The kitchen has an extensive range of base and wall units with worktops to accord and incorporates a single drainer sink unit, gas hob, double oven and plumbing for a washing machine . Tiled walls.,

Inner Hall

Useful store cupboard.

Bathroom

6' x 5'2 (1.83m x 1.57m)

Suite comprising panelled bath and pedestal wash basin. Tiled walls.

Separate W.C.

Low level W.C.

Principal Bedroom

12'5 x 11'8 (3.78m x 3.56m)

A rear facing bedroom with wall length fitted robes with mirrored sliding door.

En Suite

5'5 x 9'1 (1.65m x 2.77m)

Comprising walk in shower with screen, low level W.C. and wash basin in a vanity unit. Tiled walls.

Bedroom 2

39'4" x 16'4" x 29'6" x 9'10" into robes (12'5 x 9'3 into robes)

A side facing double bedroom with a range of fitted robes.

Bedroom 3

9' x 8'10 (2.74m x 2.69m)

Side facing

Bedroom 4

7'11 x 9'1 (2.41m x 2.77m)

Side facing.

Garage

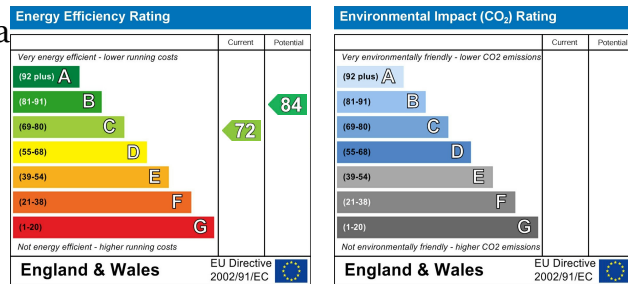
The attached garage has aluminium roller shutter doors fitted. Gas combination central heating boiler and power and light.

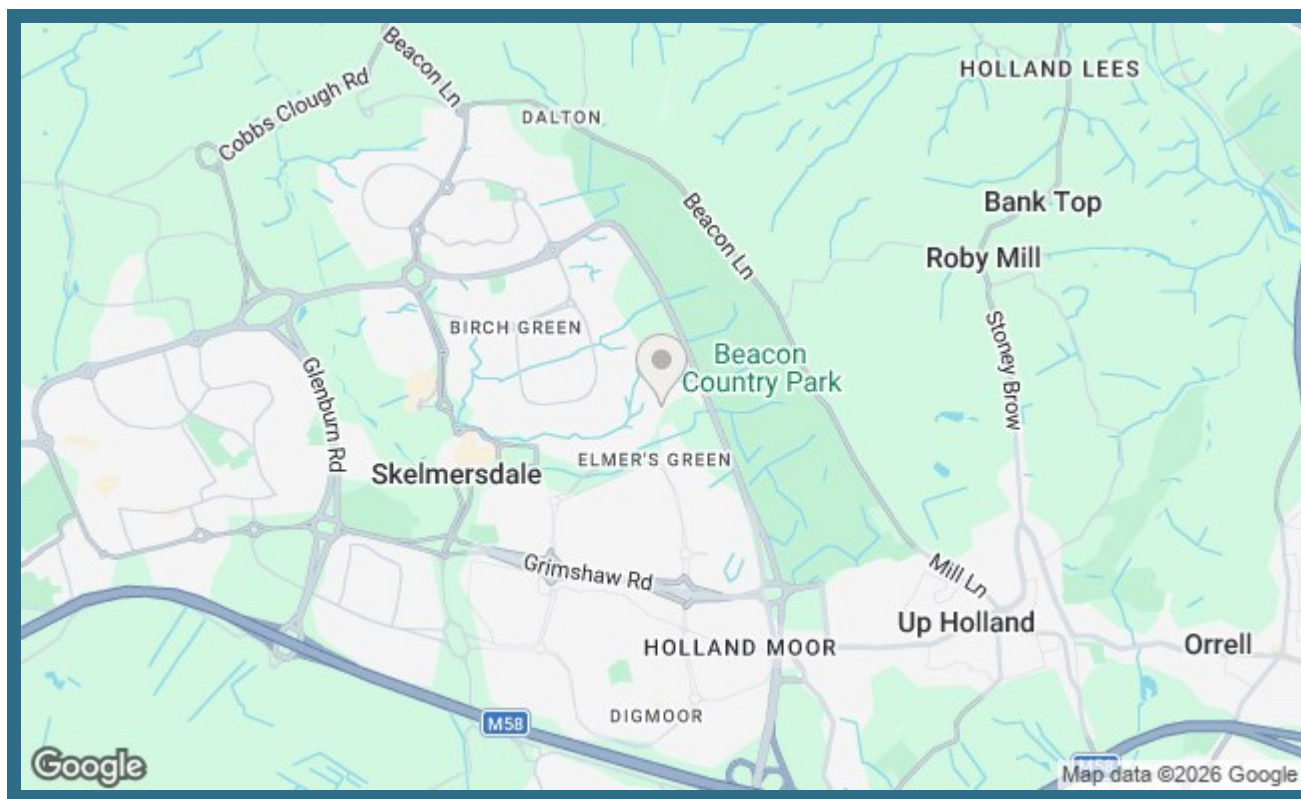
Gardens

The bungalow stands on a good sized plot with mature gardens to the front side and the rear. There is a long driveway which is block paved.

Note

The vendors a





Important Information

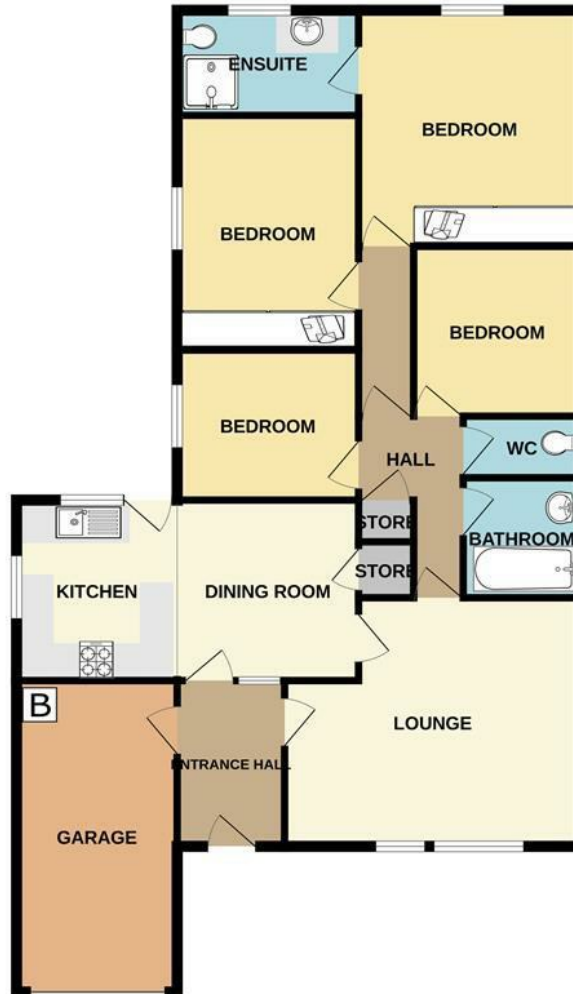
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
1164 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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