



A modern & well presented 2 bedroom semi-detached house set in an ever popular area.

Available from late July 2026 on an unfurnished basis.

The property is situated in Old Skelmersdale and therefore enjoys a desirable central location whilst being ideally situated close to numerous local amenities including popular schools and shops. Access to the Motorway Network M58 / M6 is located nearby.

Skelmersdale town centre with its variety of supermarkets, shops, restaurants and bars is also situated close by, as are Edge Hill University and Ormskirk Hospital which are both located in neighbouring Ormskirk.

The accommodation, which is well presented throughout, briefly comprises; Entrance hallway, lounge and fitted dining kitchen to the ground floor. To the first floor are two double bedrooms & modern bathroom suite, whilst to the exterior are private gardens to the front & rear with parking provided by a single garage.



**£750 Per Month**

# 45 Turnberry, Skelmersdale, Lancashire WN8 8EG

## DIRECTIONS

From our Sandy Lane office proceed to the roundabout taking third exit into Neverstich Road, at the following roundabout take third exit into School Lane and take first turning on right hand side into Turnberry. Take the second turn on the left and the subject property is the left hand side identified by our For let board.

## GROUND FLOOR

### Porch

### Lounge/Dining Room

!9'11 x 11'11 overall (!3.02m x 3.63m overall)

A well proportioned and spacious lounge/diner

### Kitchen

7'4 x 11'11 (2.24m x 3.63m)

## FIRST FLOOR

### Landing

### Bedroom 1

11'1 x 11'11 (3.38m x 3.63m)

Rear facing with store cupboard

### Bedroom 2

9'10 x 11'11 (3.00m x 3.63m)

Front facing

## Shower room

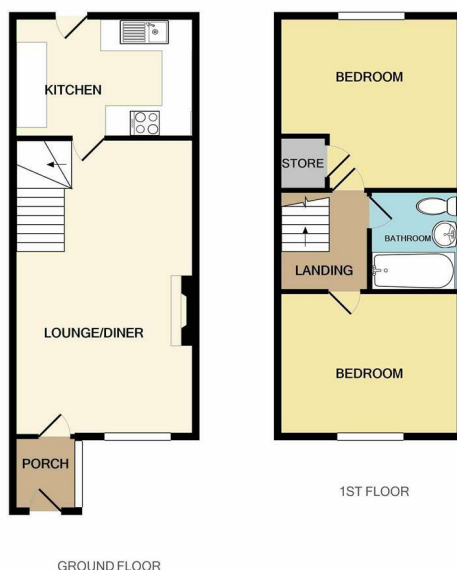
Suite comprising shower cubicle, low level W.C. and pedestal hand basin. The walls are part tiled and there is an extractor fan fitted.

## Outside

There are gardens to the front and the rear. The front garden is laid to lawn with path to the front door. The rear garden is paved for ease of maintenance and there is gate to rear for pedestrian access.

## Garage

The garage is in the block of garages opposite the house.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## 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.



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