



BRIGHOUSE
WOLFF

10 Leeswood, Skelmersdale, WN8 6TH
£195,000



Am early viewing is highly recommended to avoid disappointment. This delightful semi-detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the ground floor is designed to enhance the flow of natural light, creating a warm and welcoming atmosphere throughout.

The property features a well-appointed shower room, ensuring convenience for all residents.

Situated in Ashurst and is close to local amenities, schools, and parks, making it an excellent choice for families.

This semi-detached house in Leeswood is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to upsize, this home presents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location. Do not miss the chance to make this lovely house your new home. There is no onward chain delay.

Entrance Hall

The spacious entrance hall has stairs to the first floor with under stairs store.

W.C.

Modern suite comprising low level W.C. and wall mounted wash basin. Tiled floor and part tiled walls.

Lounge

14' x 11'5 (4.27m x 3.48m)

The lounge has and electric fire with surround, points for wall lights and inset spot lights to the ceiling.

Dining Room

9'9 x 11' (2.97m x 3.35m)

Kitchen

11'6 x 10'6 (3.51m x 3.20m)

With an extensive range of base and wall units with worktops to accord and incorporating a one and one half sink unit with mixer tap, an electric hob with hood over, double oven and integrated tumble dryer and Bosch washing machine. The fridge and freezer are integrated and the walls are part tiled.

FIRST FLOOR

Landing

Two store cupboards , one housing the gas central heating boiler which is only 2 years old.

Bedroom 1

9'10 x 11'8 (3.00m x 3.56m)

Front facing

Bedroom 2

13'9 x 8'8 (4.19m x 2.64m)

Rear facing

Bedroom 3

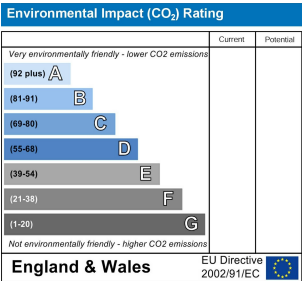
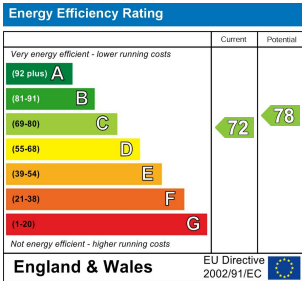
11'6 x 5'10 plus door recess (3.51m x 1.78m plus door recess)

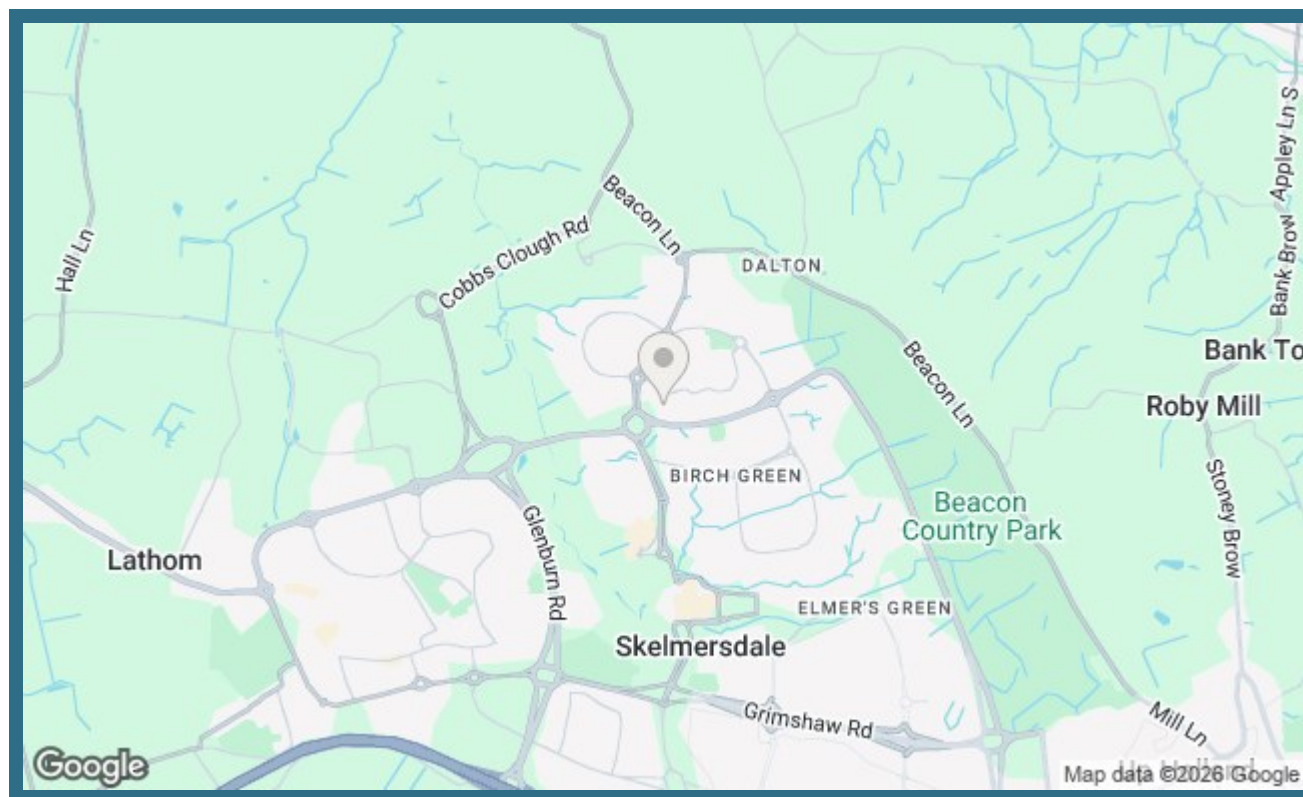
Rear facing

Bedroom 4
8'6 x 6'8 (2.59m x 2.03m)
Rear facing

Shower Room
Modern suite comprising, double shower, low level W.C. and wash basin with vanity cupboard. Tiled walls and floor.

Gardens
Gardens to the front side and the rear. The front garden has a lawn and a block paved driveway. The rear is laid to lawn and a flagged patio which extends to the side of the house. Timber gate gives secure access to the front.





Important Information

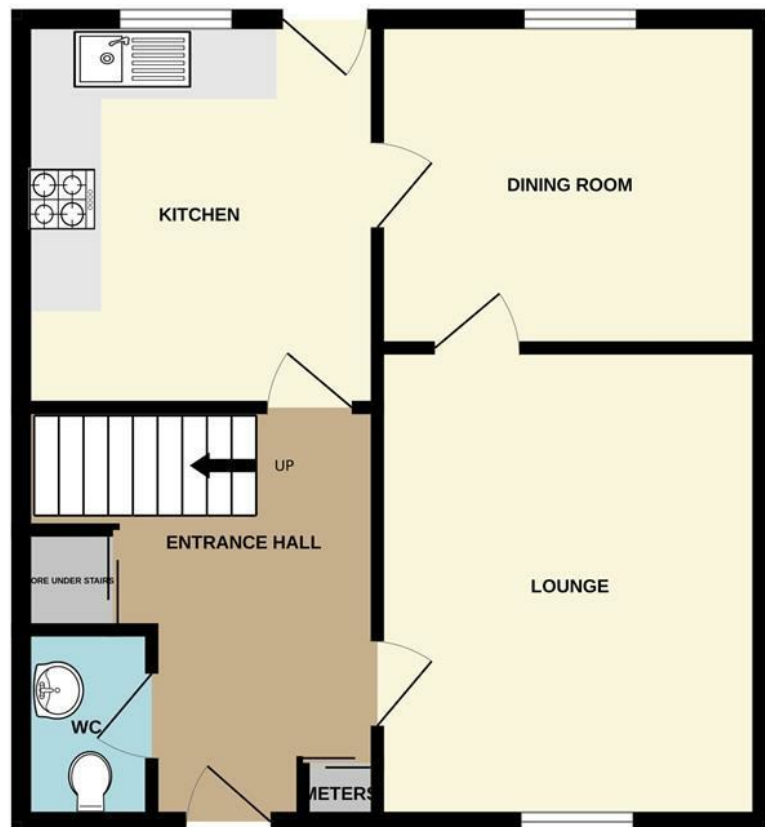
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

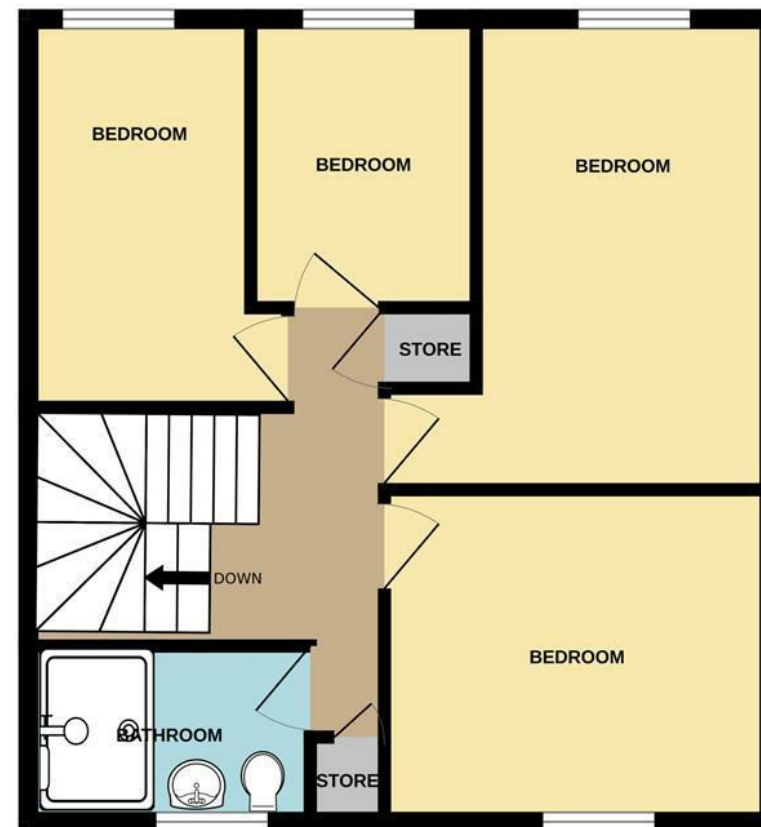
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 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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