



Located in Old Skelmersdale this charming end-terrace house offers a perfect blend of character and modern living.

Upon entering, you are welcomed into a spacious reception room, with a log burner, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting space for family gatherings or quiet evenings in. The superb breakfast kitchen has an extensive range of units with a breakfast bar.

The house features two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room offers a peaceful retreat, perfect for unwinding after a long day. The property also includes a conveniently located bathroom, designed for both functionality and comfort.

The surrounding area boasts local amenities, parks, and excellent transport links, making it an ideal location for families and professionals alike.

This property presents a wonderful opportunity for those seeking a charming home in Skelmersdale. With its blend of historical charm and modern convenience, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.



£133,000

# 10 Ashwall Street, Skelmersdale, Lancashire WN8 8AN

## Entrance Hall

Stairs to the first floor

## Lounge 14'1 into bay x 11'7 (4.29m into bay x 3.53m)

The cosy lounge has laminate flooring and brick inglenook style fireplace with log burner fitted. Double glazed bay window.

## Breakfast Kitchen 8'10 x 14'4 (2.69m x 4.37m)

The kitchen has an extensive range of modern base and wall units with worktops and breakfast bar to accord. Incorporated are a single drainer sink unit with a mixer tap, gas hob with cooker hood over and oven. The floor is tiled and the walls are part tiled.

## Laundry Room

With tiled floor and base and wall units with worktop and sink fitted. Inset spot lights to ceiling.

## W.C.

Low level W.C. and wall mounted basin. Tiled flooring.

## FIRST FLOOR

Landing

## Bedroom 11'11 x 11'7 (3.63m x 3.53m)

A front facing double bedroom with built in store.

## Bedroom

9'4 x 7'7 (2.84m x 2.31m)

Rear facing bedroom with laminate flooring fitted.

## Bathroom

Modern suite comprising panelled 'P' shaped bath with shower attachment and screen and central taps, low level W.C. and pedestal wash basin. Part tiled walls and inset spot lights fitted to the ceiling. laminate flooring fitted.

## Gardens

Small enclosed garden to the front with garden to the rear laid to lawn with timber panelled fencing and decked patio.

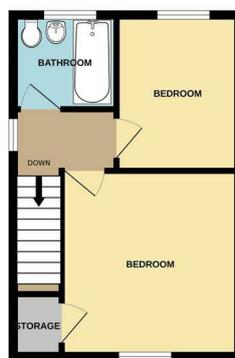
## Tenure

Freehold with yearly Rent Charge of £10.

GROUND FLOOR  
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, ceilings, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee is given for their condition or efficiency until they are given. Made with Floorplan 12.025

## Important Information

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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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