



BRIGHOUSE
WOLFF

16 Oak Crescent, Skelmersdale, Lancashire WN8 8EU
£150,000



A garden fronted 3 bedroom mid terraced house, which is situated within a cul-de-sac and within easy access of the M58 motorway and a variety of amenities.

The accommodation which has no on ward chain delay briefly comprises: Hallway, lounge, modern fitted kitchen and office/ storage to the ground floor. To the first floor are three bedrooms and modern shower suite, whilst to the exterior are well proportioned gardens, offering excellent private outdoor living space.

Further benefits include but are not limited to gas central heating and double glazing.

The property is set in a popular residential area within easy access of shops, schools and Skelmersdale town centre. Historic Ormskirk, Ormskirk hospital & Edge Hill University are all located within a short drive.

Directions

From our Sandy Lane office proceed to the roundabout taking third exit into Neverstitch Road,. Take third exit off the first roundabout and continue along School Lane and turn right into Sherrat Street. Turn left into Oak Crescent and take first on left and the property is on the left , identified by our board.

Entrance Hall

Stairs to the first floor

Lounge

17'11 x 10'5 (5.46m x 3.18m)

The lounge has duel aspect and laminate flooring fitted.

Kitchen

10'3 x 12'6 (3.12m x 3.81m)

A spacious kitchen with a range of base and wall units with worktops to accord including a one and one half sink unit with a mixer tap, electric hob and oven and plumbing for a washing machine

Utility/Storage

6'10 x 9'6 max (2.08m x 2.90m max)

First floor

Landing

Store housing gas central heating boiler

Bedroom 1

8'8 x 11'11 plus door recess (2.64m x 3.63m plus door recess)

Front facing double bedroom with a built in robe

Bedroom 2

10'5 x 12' (3.18m x 3.66m)

Front facing double bedroom

Bedroom 3

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

Rear facing bedroom with laminate flooring fitted.

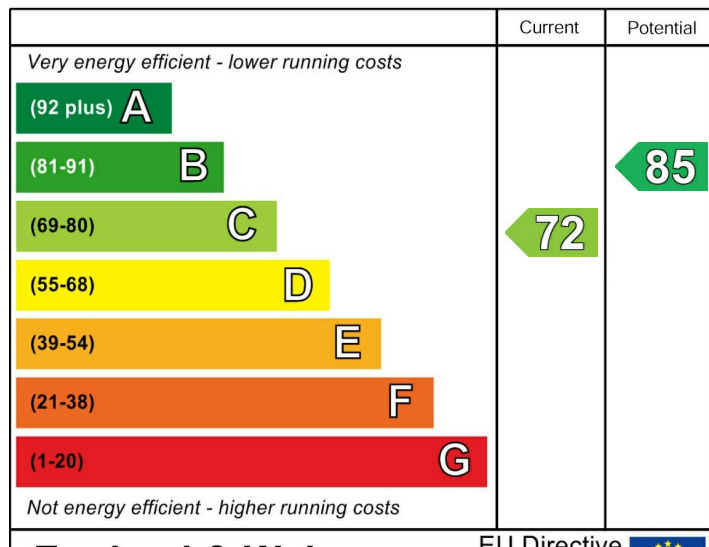
Shower Room

Suite comprising a walk in shower with screen, low level W.C. and hand basin in vanity unit. Tiled floor and walls.

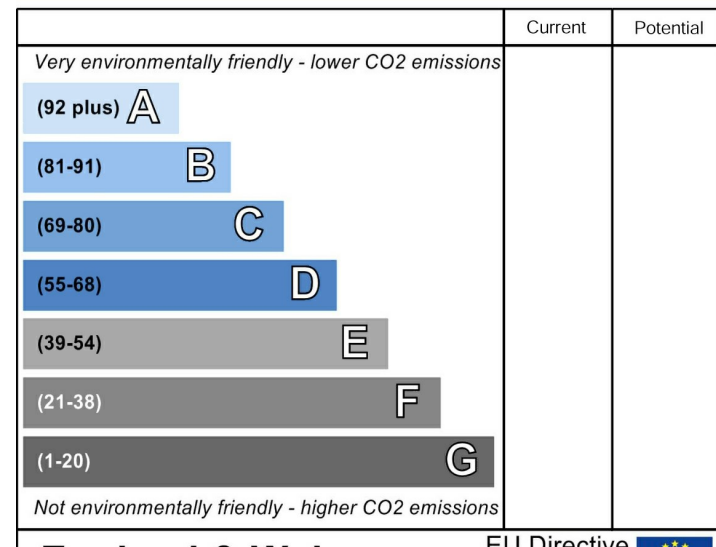
Outside

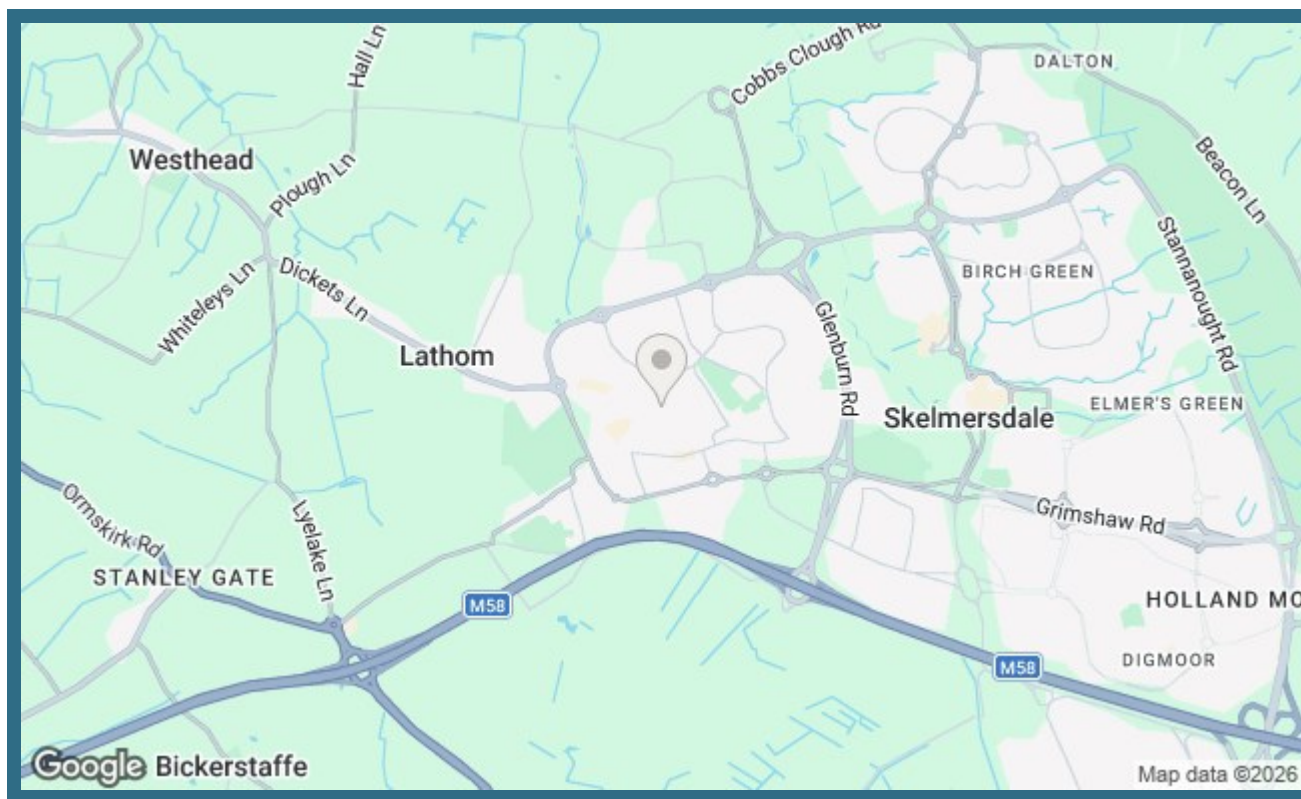
Open plan garden laid to lawn to the front and enclosed garden to the rear. with brick outbuildings.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Important Information

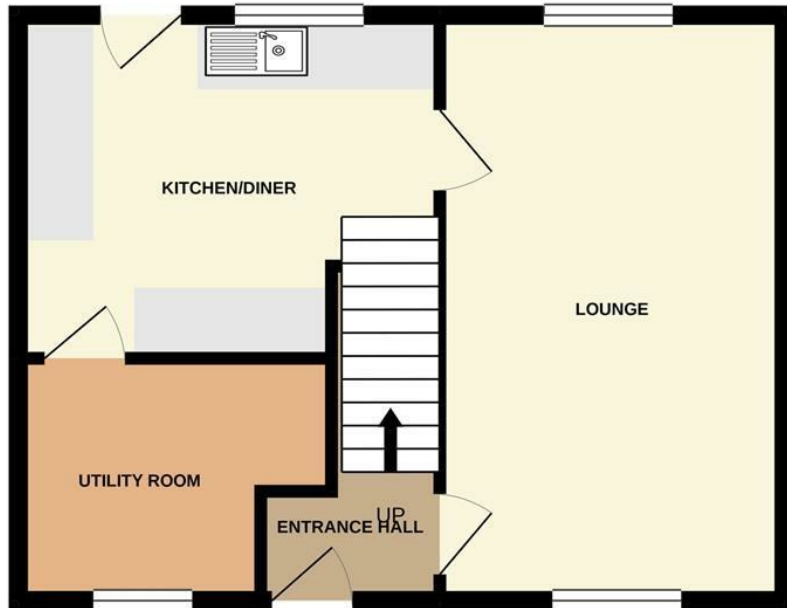
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

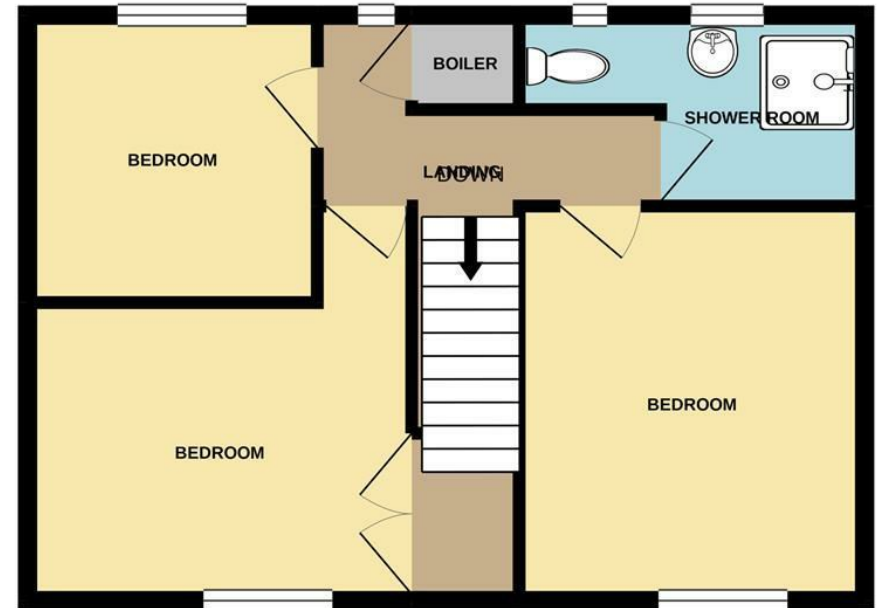
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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