



A 4 bedroom terraced house which is available immediately on an unfurnished basis.

The spacious accommodation briefly comprises: entrance hallway, lounge, modern dining kitchen and wc/cloaks to the ground floor. To the first floor are four bedrooms and modern family bathroom suite whilst to the exterior is an enclosed garden to the rear.

The property is located within easy access of shops, supermarkets, schools & the Concourse shopping centre, whilst access to the M58 motorway is also located nearby.

Edge Hill university along with Ormskirk hospital station and amenities are all situated within a short drive.

Further benefits include gas central heating & double glazing throughout.

Please contact us today to arrange a convenient time to view.



**£850 Per Month**

## 87 Fairlie, Skelmersdale, Lancashire WN8 6RF

From our Sandy Lane office proceed to the roundabout taking third exit into Neverstitch Road continuing through the next three roundabouts and at the fourth roundabout follow the signs for the Town Centre, take third exit into Northway. Turn left and Fairie is on the left hand side after the next roundabout.

### Entrance Hall

Stairs to first floor

### Cloaks

Low flush W.C. and wall mounted wash hand basin

**Dining Kitchen** 13'3 x 14'4 (4.04m x 4.37m)

Recently fitted, extensive range of base and wall units with worktops and incorporating an electric hob, hood and oven

**Lounge** 19'3 x 11'5 (5.87m x 3.48m)

## FIRST FLOOR

### Landing

**Bedroom 1** 16'3 x 9'1 (4.95m x 2.77m)

**Bedroom 2** 13'2 x 10' (4.01m x 3.05m)

**Bedroom 3** 13'2 x 9'7 (4.01m x 2.92m)

**Bedroom 4** 13'2 x 6'9 (4.01m x 2.06m)

### Bathroom

Suite comprising panelled bath with shower attachment over. low level W.C.. and pedestal wash hand basin

### Outside

Small garden to the rear

## 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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