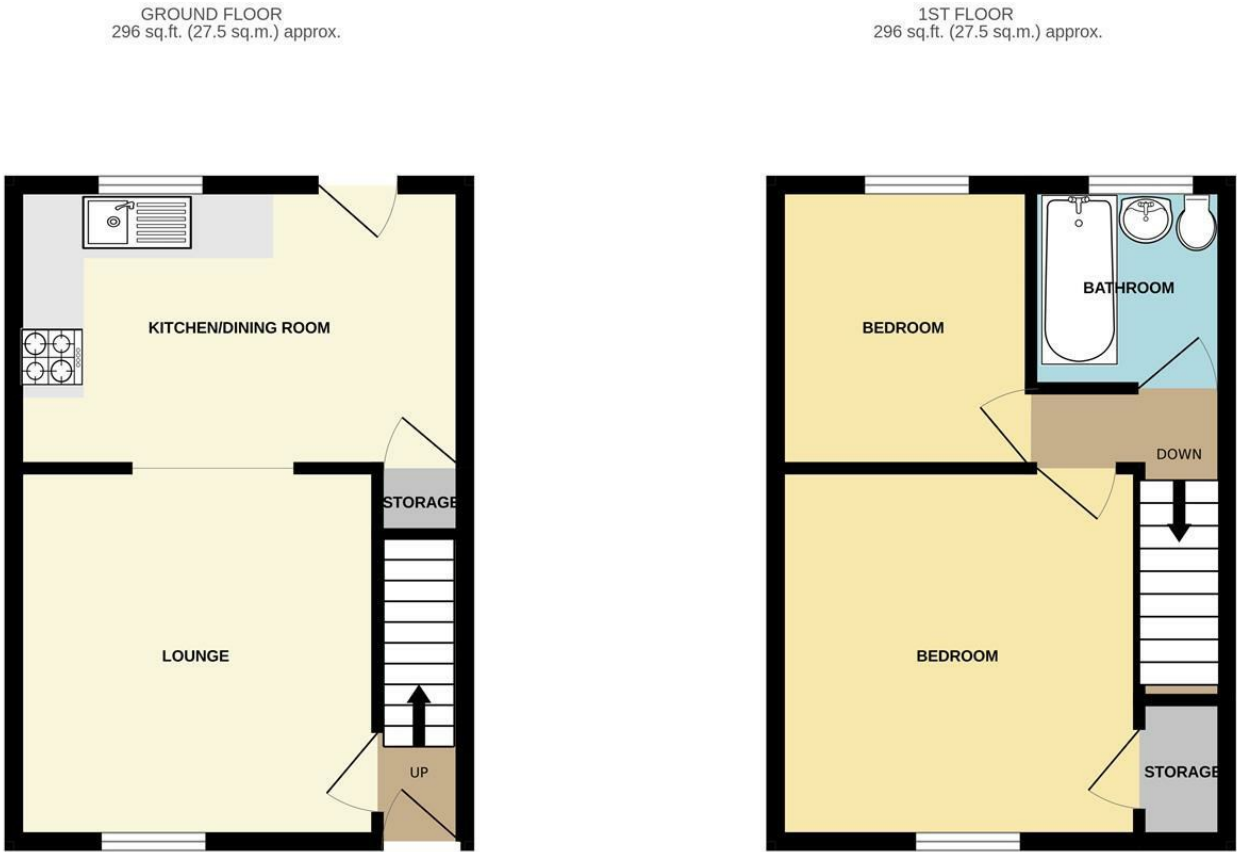




TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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.

A mid-terraced house with garage available now, unfurnished. Incorporating gas central heating and double glazing, the accommodation briefly comprises of Hall, Lounge, Modern Kitchen/Dining Room. First Floor: 2 Bedrooms, Bathroom combined W.C.. Gardens front and rear and garage. Available now. Council Band A.

£795 Per Month

10 High Street, SKELMERSDALE, Lancashire WN8 8AP

Entrance Hall

Stairs to the first floor

Lounge

11'9 x 11'6 (3.58m x 3.51m)

Decorative fire surround, open to the kitchen with dining room.



Kitchen with Dining Room

9'8" x 14'3" (2.95m x 4.34m)

Base and wall units with worktops including an electric cooker and plumbing for a washing machine. Ample space for a dining Table. Useful under stairs store cupboard.



FIRST FLOOR

Landing

Bedroom 1

11'7 x 11'10 (3.53m x 3.61m)

A front facing double bedroom with built in store.



Bedroom 2

9'7" x 8'1" (2.92m x 2.46m)

Rear facing



Bathroom

Suite comprising panelled bath with shower attachment and screen, low level W.C. and pedestal wash basin. Humidity fan fitted.



Outside

Gardens to the front and the rear.



Garage

Single garage accessed from the rear

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		72	87
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			