BRIGHOUSE
WOLFF

29 Pine Close, Skelmersdale, WN8 8PN

£125,000

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Located in Old Skelmersdale, this mid terraced house is ideally located for easy access to local amenities including schools.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The inviting lounge with double glazed conservatory off serves as a warm and welcoming area, perfect for relaxation or entertaining guests. The spacious kitchen has space for a range style cooker and the bathroom has a modern suite.

The property has benefit of double glazed windows and gas central heating.

Large Porch

Entrance Hall
Timber flooring fitted, Stairs to the first floor. Cloaks cupboard.

Kitchen
15'2 x 12'11 overall (4.62m x 3.94m overall)
The kitchen has a range of base and wall units with worktops to accord and incorporating a one and one half single drainer sink unit with a mixer tap, space for a range style cooker and plumbing for a washing machine. Tiled flooring.

Lounge
18'5 x 11'1 (5.61m x 3.38m)
The duel aspect lounge has a log burner fitted. Laminate flooring fitted.

Conservatory
9'5 x 8'9 (2.87m x 2.67m)
A double glazed conservatory built on a brick base with tiled flooring.

FIRST FLOOR

Landing
Large store housing the gas central heating boiler.

Bedroom 1
11'9 x 9'11 plus recess (3.58m x 3.02m plus recess)
A front facing double bedroom with laminate flooring fitted.

Bedroom 2
9'6 x 11'3 plus door recess (2.90m x 3.43m plus door recess)
A front facing double bedroom with laminate flooring fitted. Built in store cupboard.

Bedroom 3
8'7 x 6'10 (2.62m x 2.08m)
Rear facing with laminate flooring fitted and useful store cupboard.

Bathroom
Attractive suite comprising panelled bath with an electric shower over, low level W.C. and pedestal wash basin. Part tiled walls

Gardens
Small enclose garden to the front and a paved garden to the rear with gate giving pedestrian access.

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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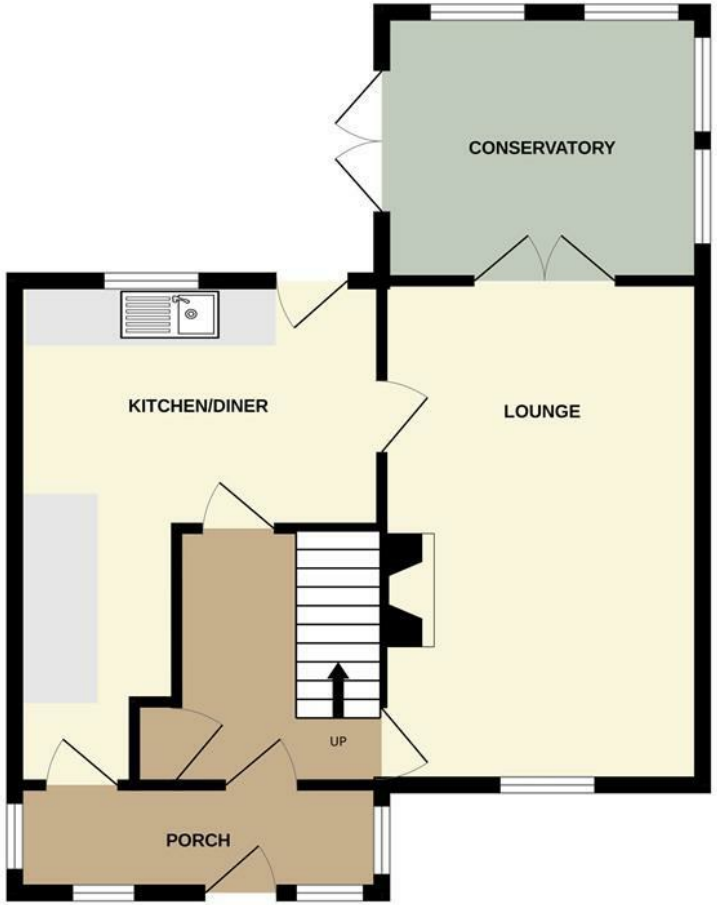
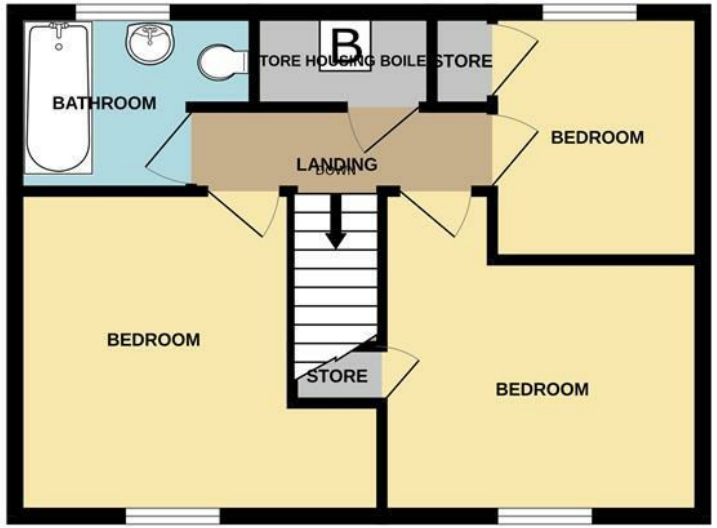
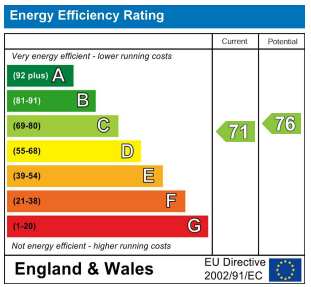
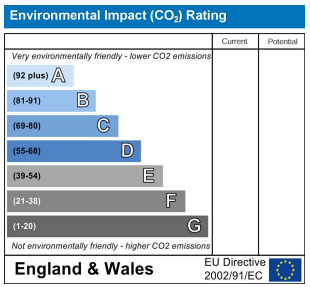
GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (92.9 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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