



A four bedroom terrace house with large kitchen, conservatory and modern bathroom available to rent December 2025. Gas centrally heated and double glazed. Enclose garden to the rear. Communal parking. Located within easy reach of the Concourse shopping centre where there are bus links to Wigan, Ormskirk and Southport. Access to the M58 and the ongoing motorway network easily accessible.



£850 Per Month

40 Falkland, Skelmersdale, WN8 6RA

Entrance Hall

Laminate flooring fitted. Stairs to the first floor.

W.C.

Suite comprising low level W.C. and wash basin. Laminate flooring.

Dining Kitchen

12'6 x 14'8 overall (3.81m x 4.47m overall)

Base and wall units with marble effect worktops and splash backs. One and one half single drainer sink unit with `swirl` tap, electric cooker and plumbing for a washing machine. Walk in store and laminate flooring fitted.

Lounge

19' x 11'4 (5.79m x 3.45m)

Laminate flooring and double glazed `tilt and slide` patio doors.

Conservatory

FIRST FLOOR

Landing

Two stores one housing the gas combination central heating boiler.

Bedroom 1 19' into store x 9'1 (5.79m into store x 2.77m)

Bedroom 2

13'2 x 9'3 (4.01m x 2.82m)

Bedroom 3

13'2 x 10'2 (4.01m x 3.10m)

Bedroom 4

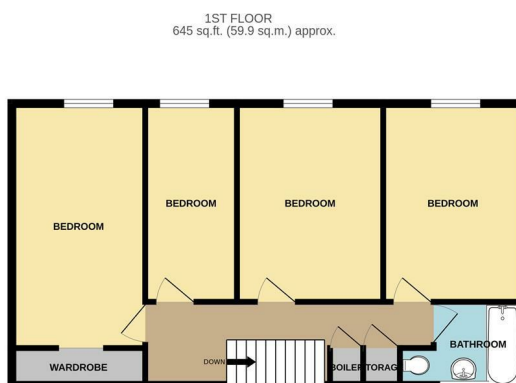
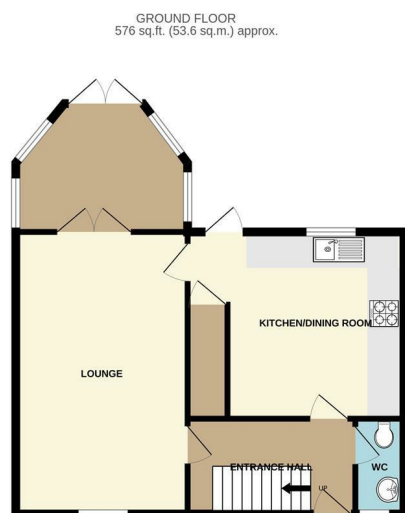
13'2 x 7'1 (4.01m x 2.16m)

Bathroom

Modern suite comprising panelled bath with electric shower and screen, low level W.C. and pedestal wash basin. Tiles walls and laminate flooring fitted.

Garden

Enclosed garden to the rear.



TOTAL FLOOR AREA: 1222 sq.ft. (113.5 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.



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