

BRIGHOUSE WOLFF

21 Ashwall Street, Skelmersdale, WN8 8AN

Reduced To £120,000









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A three bedroom terraced house located in Old Skelmersdale with gas centrally heated and double glazed windows. Accommodation comprises : entrance hall, lounge, dining kitchen rear hall and bathroom to the ground floor, with three bedrooms and W.C. to the first floor. Gardens to front and rear. Handy for local amenities including popular schools. Council Tax Band A.

DIRECTIONS
From our Sandy Lane office, proceed to the roundabout taking first exit left into Railway Road, continuing through the next two roundabouts, at the third roundabout take first exit into Westgate. At the next roundabout take third exit onto the High Street. Continue along the High Street taking the first road on the right, Jubilee Drive. Turn right into Ashwall Street and the subject property is on the left hand side, identified by our For Sale board.

Entrance Hall
Laminate flooring fitted. Stairs to the first floor.

Lounge
11'10 x 11'3 (3.61m x 3.43m)

Dining Kitchen
9'8 x 14'4 (2.95m x 4.37m)
Range of base and wall units with space for a cooker. Useful under stairs store.

Rear Hall
Door to rear garden

Bathroom
Suite comprising panelled bath, pedestal wash basin and low level W.C. Part tiled walls and extractor fan fitted.

FIRST FLOOR

Landing
9'1 x 14'5 into recess

Bedroom 1
9'1 x 14'5 into recess (2.77m x 4.39m into recess)
Front facing double bedroom

W.C.
Low level W.C. and wall mounted wash basin.

Bedroom 2
9'9 x 7'9 (2.97m x 2.36m)
Rear facing

Bedroom 3
6'8 x 6'3 (2.03m x 1.91m)
Rear facing

Outside
Gardens to the front and the rear

Council Tax
West Lancashire Band A



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.

BRIGHOUSE WOLFF

20 Aughton Street, Ormskirk, Lancs, L39 3BW
Tel: 01695 580801
ormskirk@brighouse-wolff.co.uk
www.brighouse-wolff.co.uk

GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.





TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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