BRIGHOUSE
WOLFF

34 De Haviland Way, Skelmersdale, WN8 6DH

£164,950

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Located in the ever popular Holland Park development in Skelmersdale, this three bedroom semi-detached house offers a perfect blend of comfort and convenience. Built between circa 2004, the property would suite first time buyers, families or investors alike.

Upon entering, you are welcomed into a spacious reception room and then to the kitchen with dining ideal for both relaxation and entertaining guests. The first floor has bathroom and three well-proportioned bedrooms, providing ample space for families or those seeking a home office.

One of the standout features of this home is the parking space, accommodating up to two vehicles, which is a rare find in many urban settings. This added convenience is sure to appeal to those with busy lifestyles.

The location in Skelmersdale is advantageous, with local amenities, schools, and transport links within easy reach, making it an ideal choice for families and professionals alike.

In summary, this semi-detached house on De Haviland Way presents an excellent opportunity for anyone looking to settle in a popular location.

Porch
Laminate flooring fitted.

W.C.
Suite comprising low level W.C. and wall mounted wash basin.

Lounge
15'7 x 14'5 overall (4.75m x 4.39m overall)
The lounge has laminate flooring and a decorative fire surround fitted. Stairs to the first floor.

Kitchen and Dining Room
7'9 x 14'5 (2.36m x 4.39m)
The kitchen which is open to the dining area has a range of base and wall units with worktops and includes a one and one half sink unit, gas hob, oven and plumbing for a washing machine. The walls are part tiled and the floor is tiled. Sliding patio doors to the rear garden. Under stairs store cupboard.

FIRST FLOOR

Landing

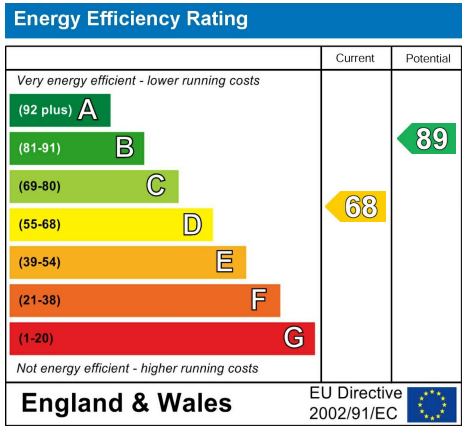
Bedroom 1
8'4 x 14'5 max measurements (2.54m x 4.39m max measurements)
A front facing double bedroom with built in store cupboard.

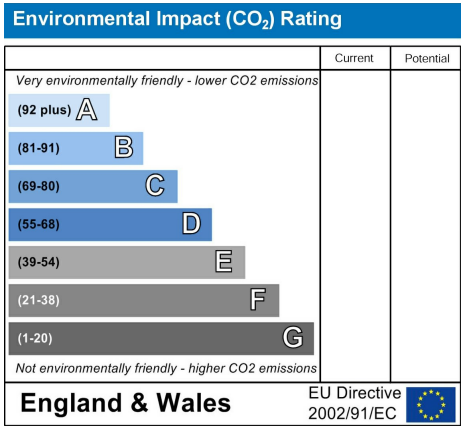
Bedroom 2
8'1 x 7'5 (2.46m x 2.26m)
Rear facing

Bedroom 3
7'1 into recess x 6'10 (2.16m into recess x 2.08m)
Rear facing

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

Outside
Gardens to the front and the rear. Parking for two vehicles to the front.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
89
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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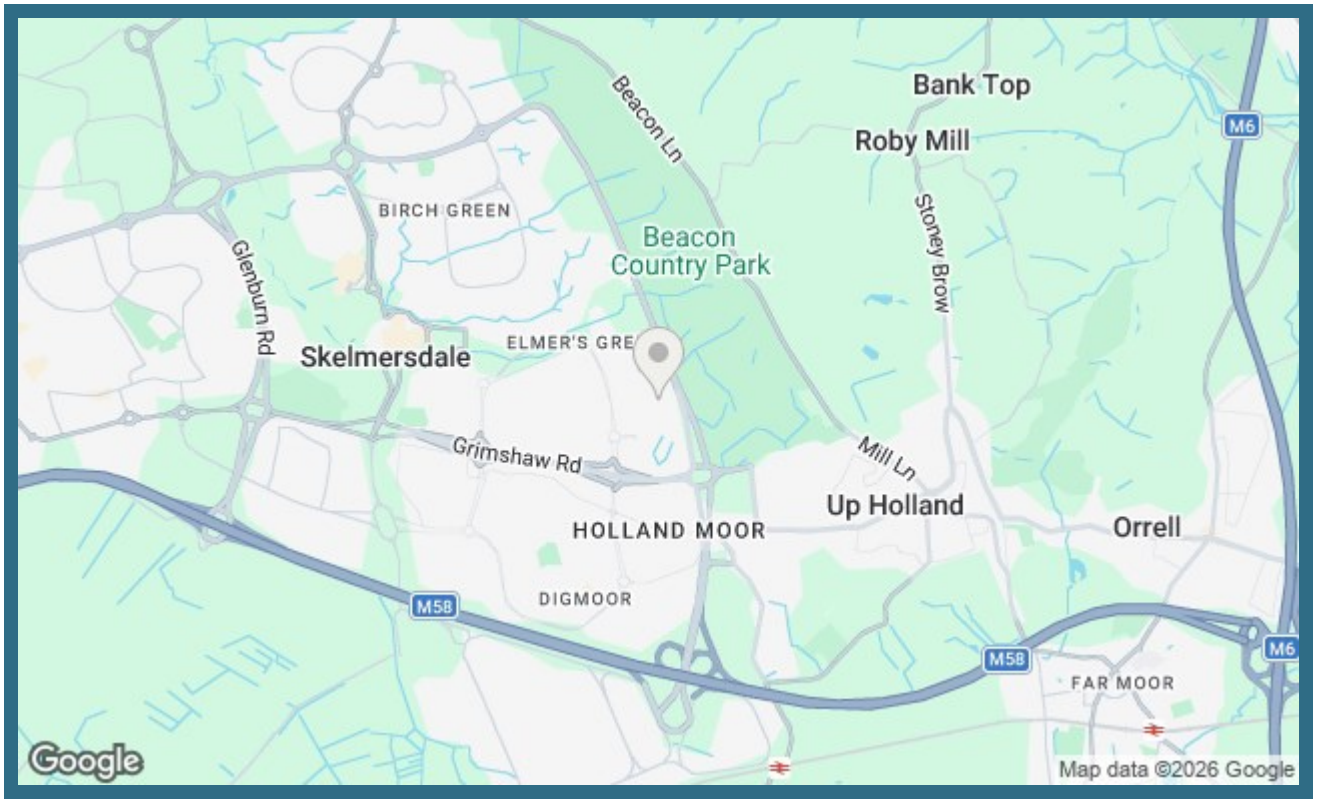

Important Information

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.

BRIGHOUSE WOLFF

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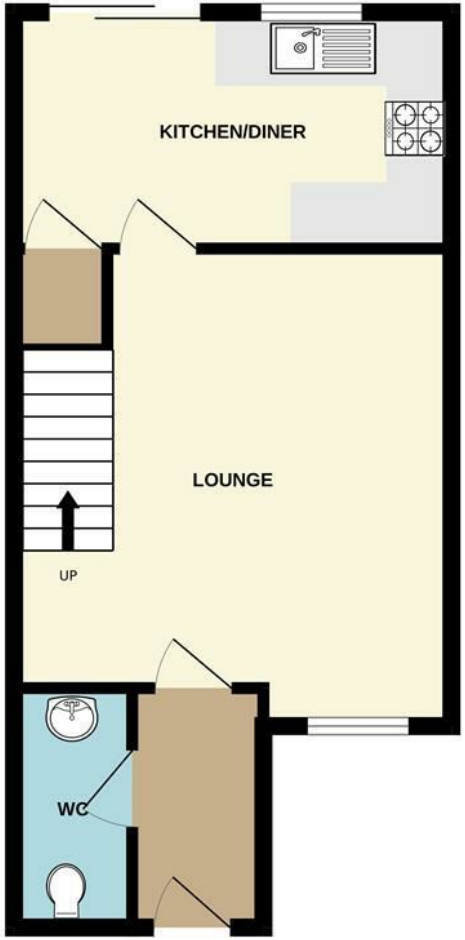
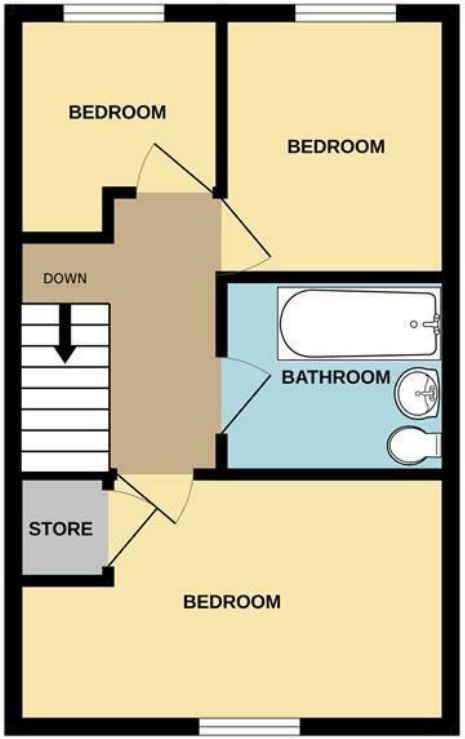
GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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