



BRIGHOUSE  
WOLFF

308 Alderley, Skelmersdale, WN8 9NB  
£95,000



This spacious three bedroom terraced is offered with no onward chain delay. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

As you step inside, you will be greeted by a warm and inviting atmosphere, with ample natural light flowing through the living areas. The layout is thoughtfully designed to maximise space, providing a cosy yet functional environment for everyday living. The kitchen is well-equipped, making it a wonderful space for culinary enthusiasts to create delicious meals.

The property also benefits from a low maintenance garden, which is perfect for outdoor relaxation or entertaining friends and family during the warmer months.

Located in Alderley, you will enjoy the benefits of local amenities just a stone's throw away. Excellent transport links ensure that you are well-connected to nearby towns and cities, making this property an ideal choice for commuters.

In summary, this terraced house in Alderley, Skelmersdale, presents a wonderful opportunity for those seeking a comfortable and spacious home in a desirable location. With its charming features and convenient access to local amenities, this property is not to be missed.

#### Entrance Hall

Laminate flooring fitted. Stairs to the first floor.

#### Lounge

11'11 x 14'7 (3.63m x 4.45m)

The lounge has media wall with feature electric fire fitted below. The double glazed sliding patio doors lead out to the attractive rear garden.

#### Kitchen

8'9 x 10'6 (2.67m x 3.20m)

The kitchen has a range of base and wall units with worktops to accord and incorporates a gas hob with hood, double oven at eye level, single drainer composite sink unit and plumbing for a washing machine. Space for tall fridge freezer. Laminate flooring fitted.

#### Dining Room

8'9 x 12'4 (2.67m x 3.76m)

Open from the kitchen the dining room has laminate flooring fitted.

#### Rear Porch

Walk in store.

### FIRST FLOOR

#### Landing

Store cupboard

#### Bedroom 1

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

Rear facing with store cupboard.

#### Bedroom 2

8'6 x 11'6 (2.59m x 3.51m)

Rear facing with laminate flooring fitted.

#### Bedroom 3

6'5 x 11'6 ( 1.96m x 3.51m)

Rear facing

**Bathroom**

A superb bathroom suite comprising panelled bath, low level W.C. and pedestal wash basin. uPVC to the walls and laminate flooring fitted.

**Garden**

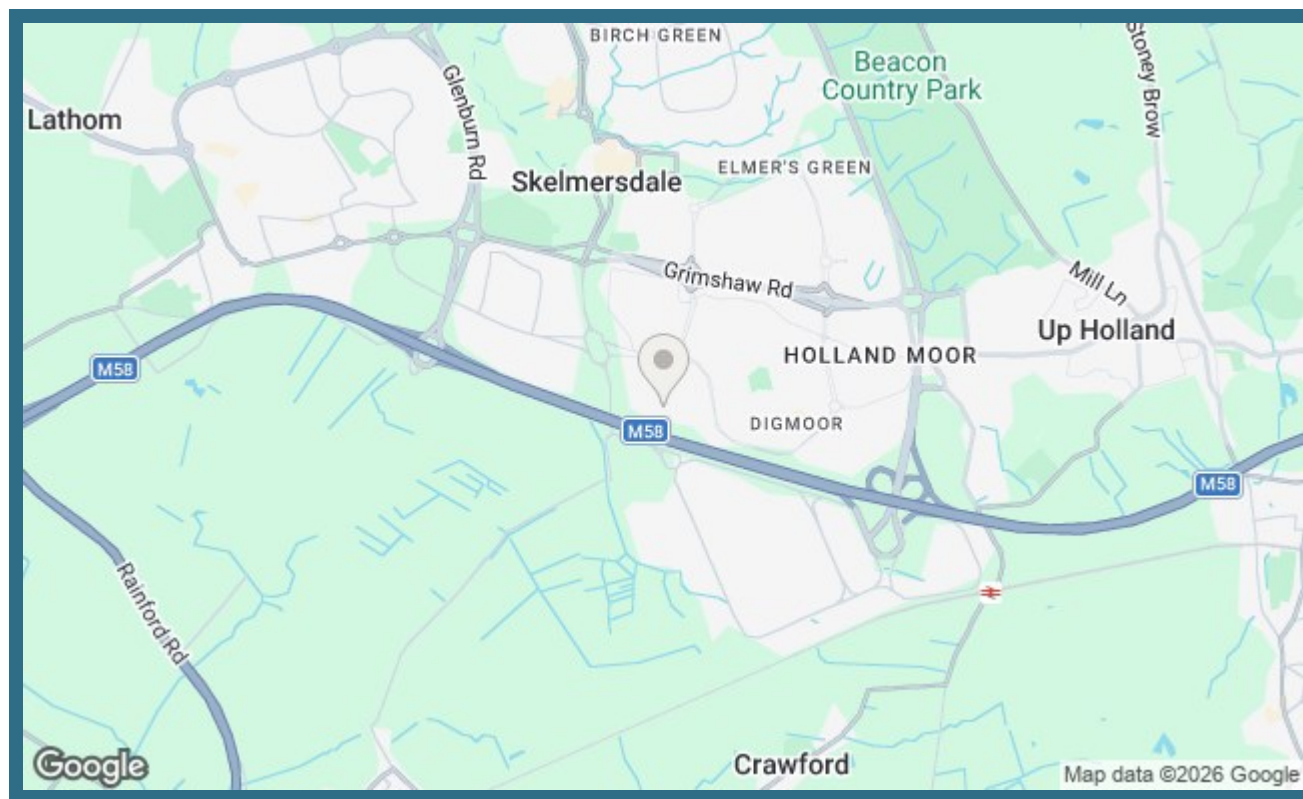
The delightful garden to the rear is not directly overlooked and is low maintenance with a large decking area and artificial lawn. Timber gate gives pedestrian access to the communal parking to the rear.



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

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





### **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.

GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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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