



BRIGHOUSE
WOLFF

60 Elmridge, Skelmersdale, WN8 6DD
£70,000



Offered with no on ward chain delay this three bedroom terraced house has benefit of attached garage and would suit an investor or first time buyer alike.

Requiring some updating but offering tremendous potential and early viewing is recommended.

The gas centrally heated and double glazed (except downstairs store) accommodation comprises porch, entrance hall, lounge , dining kitchen , conservatory and three bedrooms and bathroom to the first floor.

The location in Elmridge is particularly appealing, as it is close to local amenities, schools, and motor way access. Residents can enjoy the benefits of suburban living, with easy access to Skelmersdale's town centre and transport links for those commuting to nearby cities.

Porch

The porch has laminate flooring and double glazed sliding doors.

Entrance Hall

Stairs to the first floor and walk in store. Laminate flooring fitted.

Dining Kitchen

8'6 x 15' (2.59m x 4.57m)

The spacious kitchen has ample room for a dining table and base and wall units with worktop ,sink, gas hob and oven. laminate flooring fitted.

Lounge

14'7 x 11'4 (4.45m x 3.45m)

The lounge has laminate flooring fitted and sliding patio doors to the conservatory

Conservatory

8'1 x 10'8 (2.46m x 3.25m)

FIRST FLOOR

Landing

Store housing gas combination central heating boiler.

Bedroom 1

14'6 x 8'10 (4.42m x 2.69m)

Rear facing with laminate flooring fitted

Bedroom 2

8'5 x 9'5 (2.57m x 2.87m)

Rear facing with laminate flooring fitted

Bedroom 3

8'5 x 8' (2.57m x 2.44m)

Rear facing with laminate flooring fitted.

Bathroom

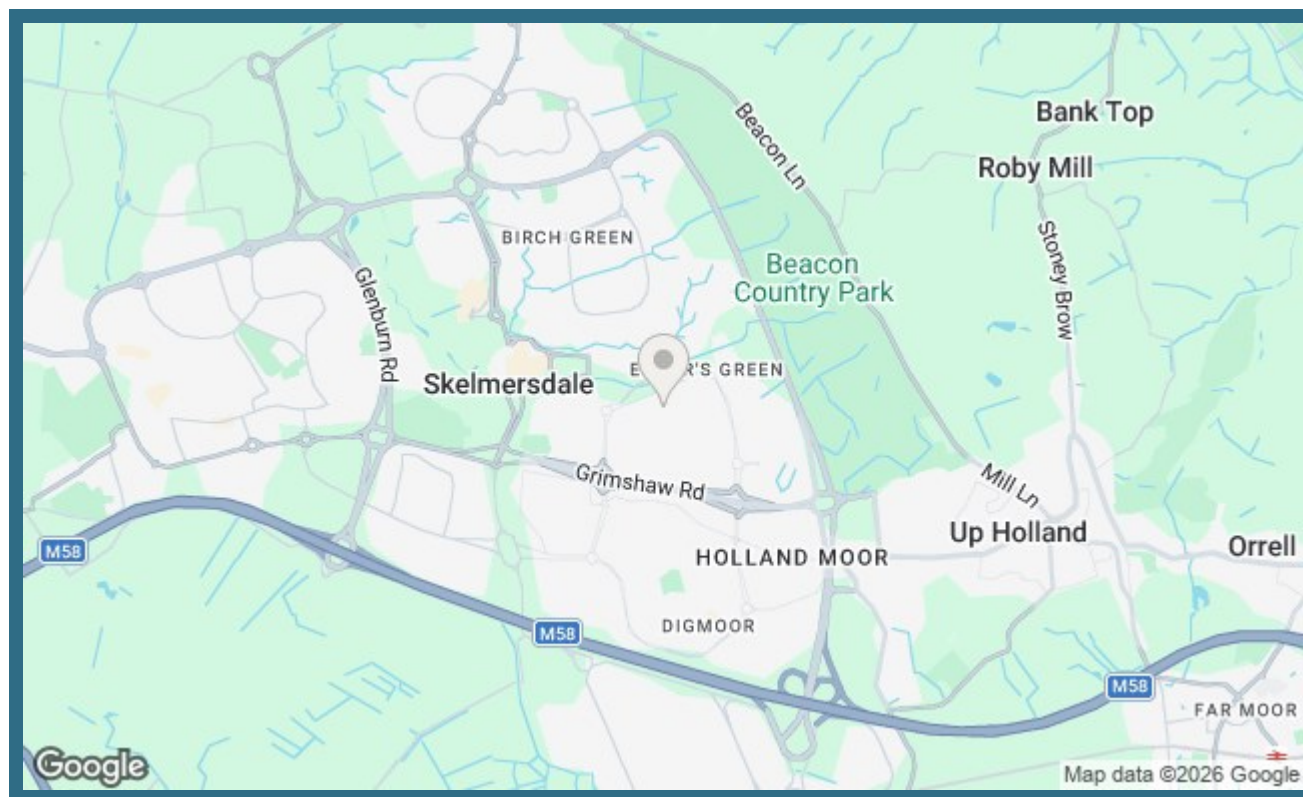
Suite comprising panelled bath with electric shower over, low level W.C. and pedestal wash basin. Part tiled walls.

Garden

Enclosed garden to the rear which is paved. Timber steps to rear door of garage.

Garage

Single garage with up and over doors and pedestrian access to the rear.



Important Information

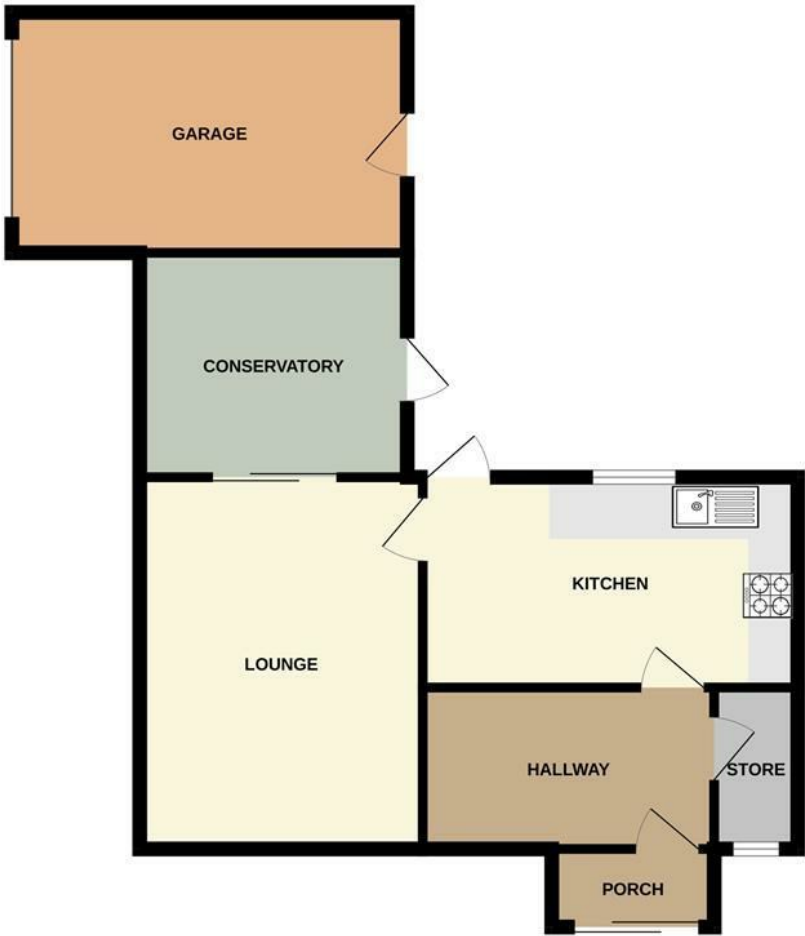
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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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