



BRIGHOUSE  
WOLFF

34 Earlswood, Skelmersdale, Lancashire WN8 6AT  
£284,995



This delightful four bedroom detached house offers a perfect blend of comfort and space for family living. The property has the benefit of open countryside to the rear and is beautifully presented throughout.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The heart of the home is complemented by four well-proportioned bedrooms, providing ample accommodation for family members or guests. Each room offers a peaceful retreat, ensuring restful nights and rejuvenating mornings.

The property features a well-appointed bathroom, designed for both functionality and comfort. With thoughtful layout and design, it caters to the needs of a busy household.

Outside, the house benefits from delightful gardens and an integral garage with additional off road parking on the drive.

This charming home in Earlswood is not just a property; it is a place where memories can be made. With its spacious interiors and practical features, it presents an excellent opportunity for those seeking a comfortable and inviting family home. Do not miss the chance to make this delightful house your own.

#### Enclosed Porch

The porch has double glazed doors and side panel.

#### Entrance Hall

An impressive hallway with Quickstep laminate flooring fitted. The door under the stairs leads to the integral garage.

#### Loinge

17'2 x 10'4 (5.23m x 3.15m)

The lounge is attractively presented, has Quickstep laminate flooring fitted and a double glazed bay window to sill level.

#### W.C.

Suite comprising low level W.C. and wash basin with vanity. The walls are part tiled and Quick step laminate flooring fitted.

#### Kitchen

8'10 x 12' (2.69m x 3.66m)

With an extensive range of base and wall units with worktops to accord and including a eye level double oven, gas hob with cooker hood over and a one and one half single drainer sink unit with `swirl tap`. There is an integrated dishwasher and the walls are part tiled with laminate flooring fitted.

#### Dining Room

8'11 x 10'1 (2.72m x 3.07m)

The dining room has laminate flooring fitted and leads through to the conservatory via double glazed sliding door.

#### Conservatory

A double glazed conservatory on a brick base.

#### FIRST FLOOR

#### Landing

Access to the roof void which is part boarded with aluminium pull down ladder fitted.

**Bedroom 1**  
 12'9 x 10'4 (3.89m x 3.15m)  
 A front facing double bedroom.

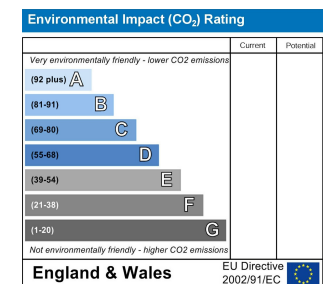
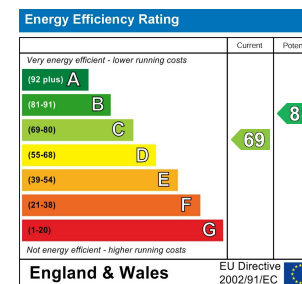
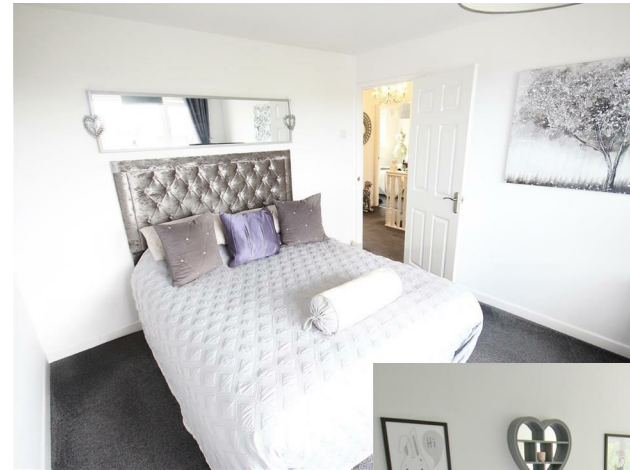
**Bedroom 2**  
 9'10 narrowing to 6;8 x 16;4 (3.00m narrowing to 1.83m;2.44m x 4.88m;1.22m)  
 The spacious `L` shaped bedroom has a wall length range of fitted robes. Front facing.

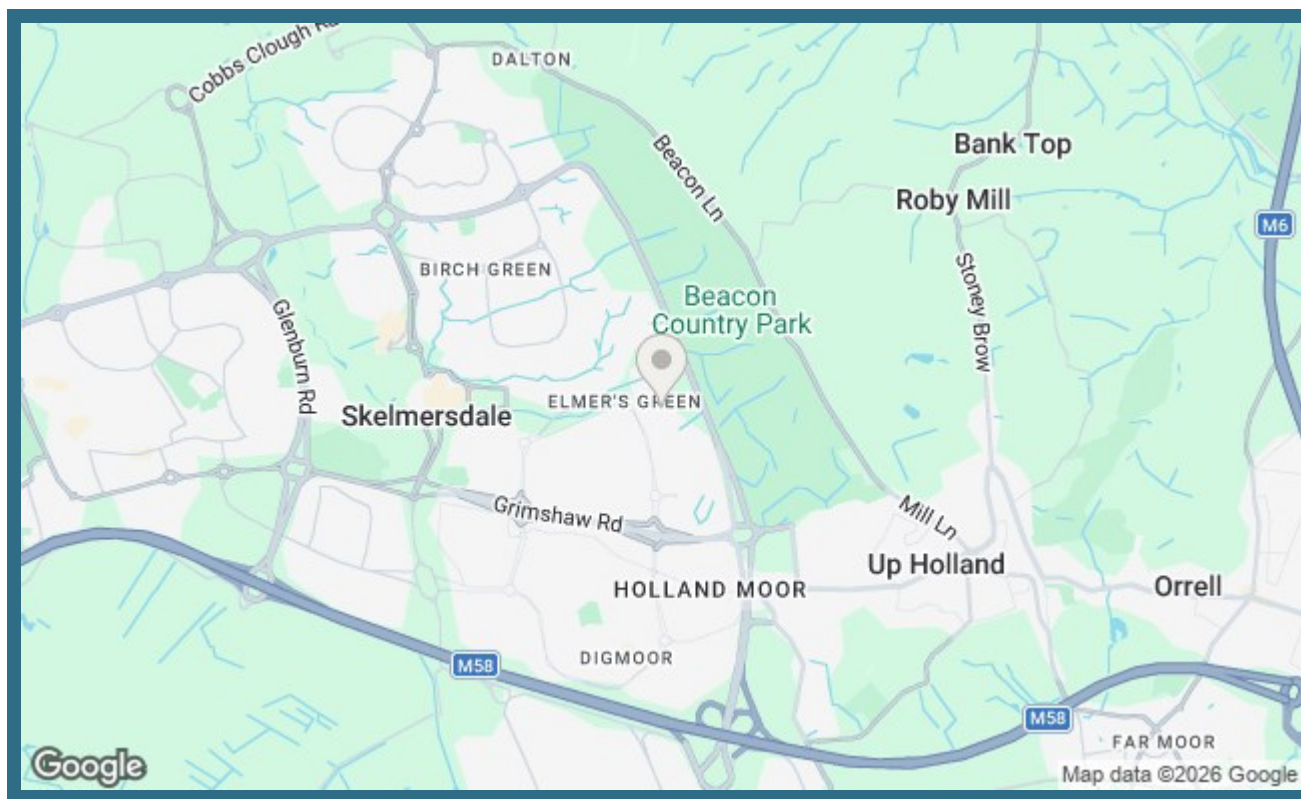
**Bedroom 3**  
 11'1 x 7'9 (3.38m x 2.36m)  
 This double bedroom has superb views to the rear over open countryside.

**Bedroom 4**  
 19'10 x 9'2 (6.05m x 2.79m)  
 Rear facing double bedroom with built in robes and views over the open countryside to the rear.

**Bathroom**  
 The modern bathroom suite comprises panelled bath, shower compartment , low level W.C. and wash basin with vanity cupboard. Tiled walls.

**Garage**  
 An integral garage with remote control up and over doors. It has been insulated and has power and light and houses the gas combination central heating boiler. Plumbing for a washing machine.





### 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.

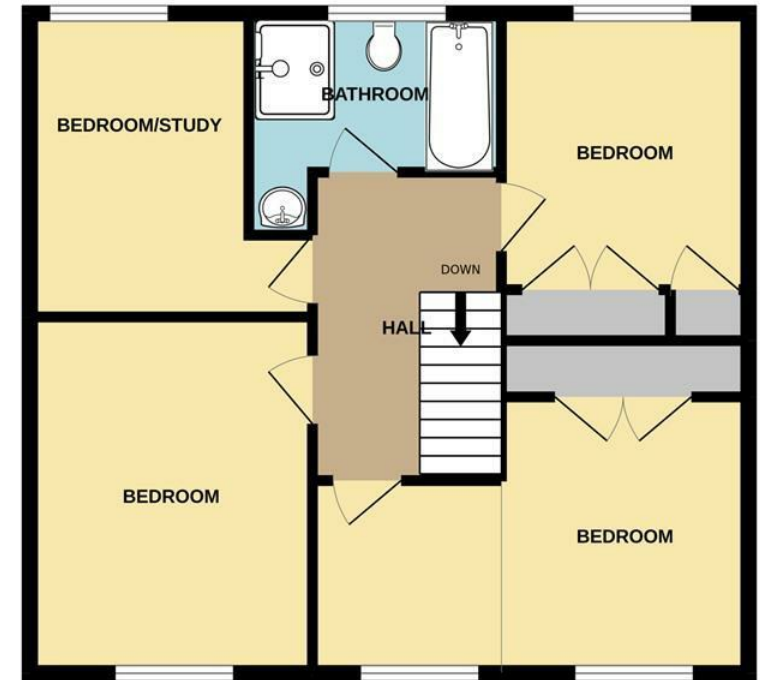
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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



1ST FLOOR



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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