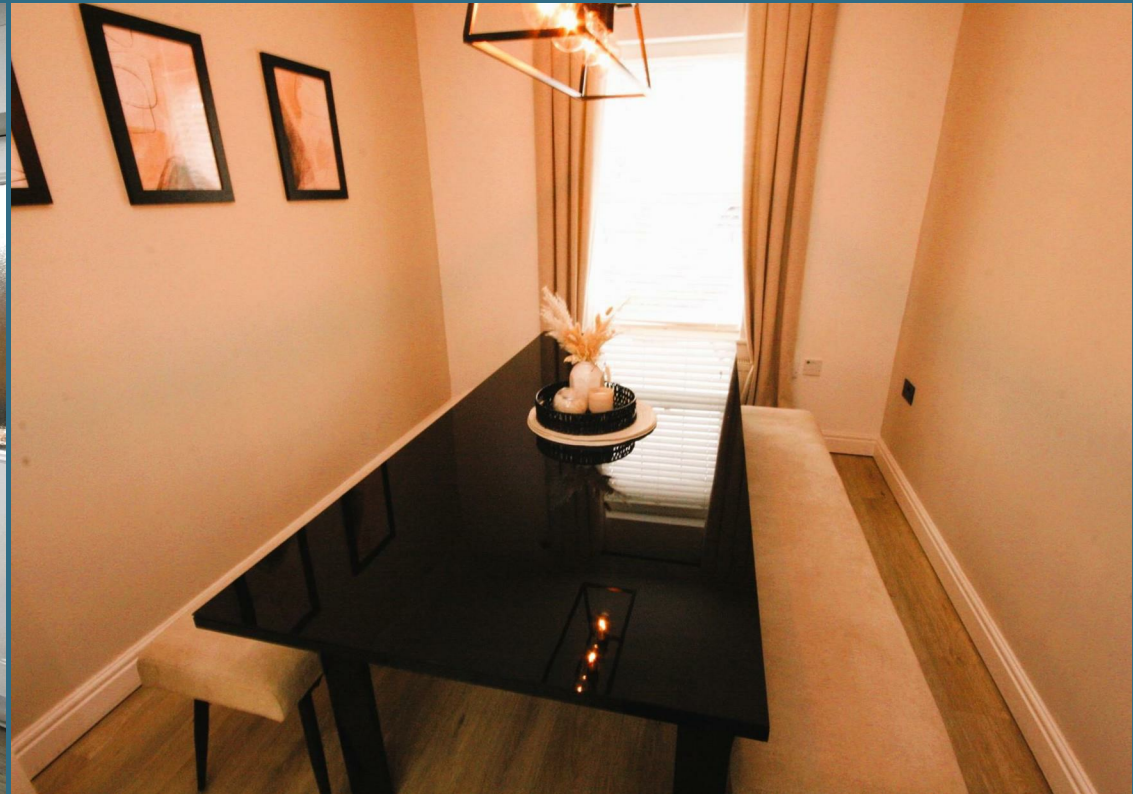




BRIGHOUSE
WOLFF

2 Standside Park, Skelmersdale, WN8 8BH
£299,000



Nestled in the ever popular Standside Park area of Old Skelmersdale, this superb detached family home offers a perfect blend of comfort and modern living. It has four bedrooms, two with fitted robes, two bathrooms and boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception hall with cloaks. The spacious lounge has a media wall and contemporary electric fire, ideal for family time. The modern kitchen leads into the dining room via double doors, ideal for entertaining.

One of the standout features of this property is the superb mature garden to the rear with its porcelain flagged patio and sitting area. The property is located in Old Skelmersdale, close to the border with Bickerstaffe. and is handy for motorway access and all local amenities including popular schools.

This home is perfect for anyone looking to settle in a popular community with easy access to the beautiful countryside and nearby facilities. With its modern features and spacious layout, this property is a wonderful opportunity for both first-time buyers and families alike. Don't miss the chance to make this charming house your new home.

Entrance Hall

With Karndean flooring fitted and stairs to the first floor.

Cloaks

Attractive suite comprising low level W.C. and wash basin with mixer tap. Karndean flooring fitted.

Lounge

11'10 x 15'1 (3.61m x 4.60m)

The superb lounge has Karndean flooring, media wall and wall length electric fire with water vapour feature. The double glazed French doors open out to the rear garden. Contemporary vertical radiator fitted.

Kitchen

9'9 x 8'3 (2.97m x 2.51m)

With an extensive range of base and wall units with worktops and including a gas hob with hood, double oven, plumbing for a washing machine and space for a tall fridge freezer. The walls are part tiled, the floor is Karndean and there are inset spot lights fitted to the ceiling. Door to side elevation and double doors open into the dining room.

Dining Room

10'5 x 8'4 (3.18m x 2.54m)

Karndean flooring fitted.

FIRST FLOOR

Landing

Principal Bedroom

11'7 x 11'6 plus recess (3.53m x 3.51m plus recess)

The double bedroom has a wall length range of fitted robes and store over the stairs.

En Suite

A spacious en suite with tiled shower compartment, low level W.C. and pedestal wash basin. Part tiled walls and laminate flooring fitted.

Bedroom 2
 13'7 x 8'2 (4.14m x 2.49m)
 A rear facing double bedroom.

Bedroom 3
 11'5 x 8'3 (3.48m x 2.51m)
 A rear facing double bedroom currently used as a dressing room with a range of fitted robes.

Bedroom 4
 9'5 x 6'11 (2.87m x 2.11m)
 Rear facing

Family Bathroom
 With an attractive suite comprising panelled bath, tiled shower compartment, low level W.C. and pedestal wash basin. Part tiled walls.

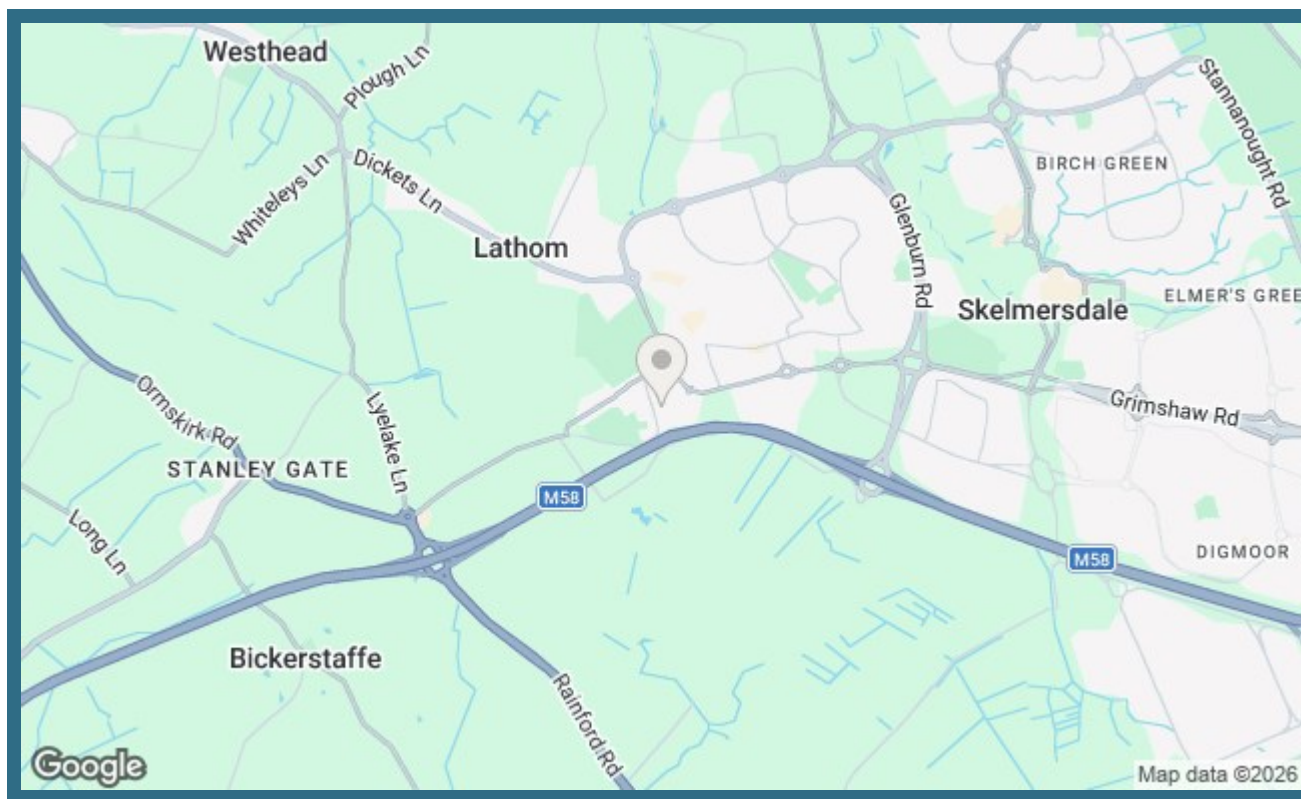
Integral Garage
 Integral garage with power and light and housing the gas central heating boiler. Roller doors fitted.

Gardens
 Superb gardens to the front and the rear. There is off road parking for multiple cars to the front. The rear garden is a real feature of the property with a superb porcelain flagged patio and lawn with mature borders.



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			
		77	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Important Information

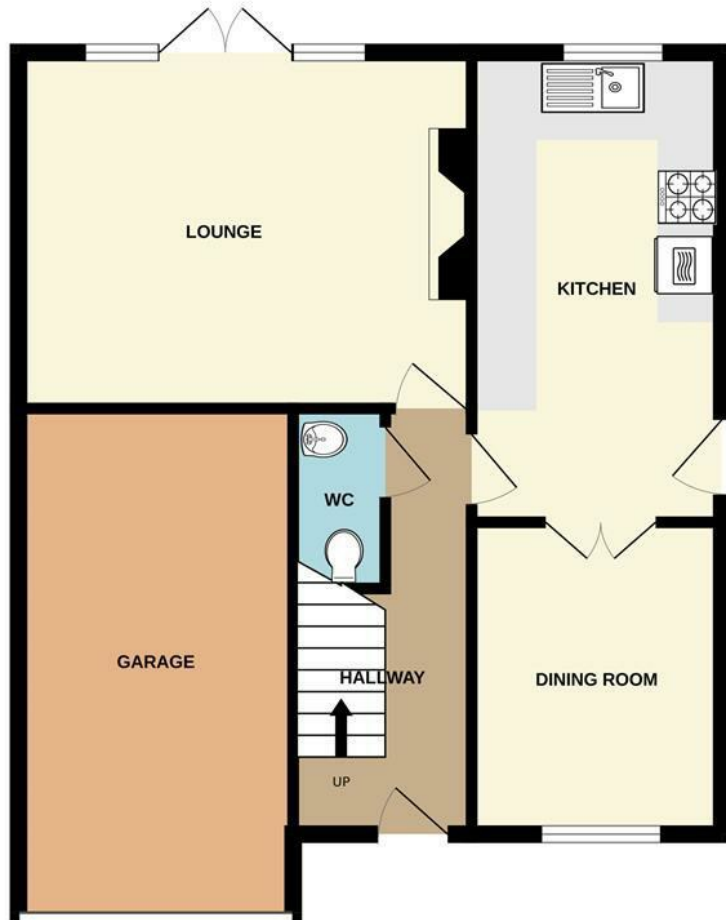
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

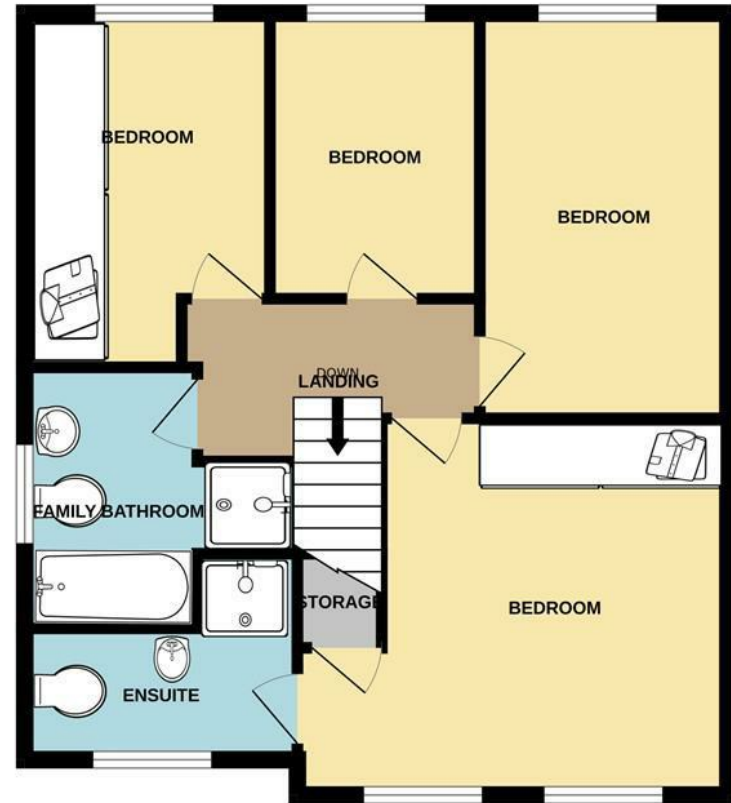
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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



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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