



BRIGHOUSE  
WOLFF

**21 Field Street, Skelmersdale, Lancashire WN8 8HZ**  
**£99,950**



Nestled in the heart of Old Skelmersdale, this charming two-bedroom terraced house on Field Street offers a delightful blend of comfort and convenience. Ideal for first-time buyers or those seeking a cosy home, this property boasts a well-designed layout that maximises space and functionality.

Upon entering, you are greeted by a welcoming lounge and dining room that provides a perfect setting for relaxation or entertaining guests. The adjoining kitchen is both practical and inviting, offering ample storage and workspace for culinary enthusiasts. The two bedrooms are generously sized, providing a peaceful retreat for rest and relaxation. The bathroom is well-appointed with both bath and shower cubicle, ensuring all your needs are met.

The location of this property is particularly advantageous, with local amenities, schools, and medical centre just a short distance away. Old Skelmersdale has excellent transport links, with buses to Wigan and Southport and close to M58 and the motorway network, making it easy to explore the surrounding areas.

This terraced house on Field Street presents an excellent opportunity with the benefit of no onward chain delay, popular location and of road parking to the rear on a first come first served basis.

### Entrance Hall

Open through to the lounge

### Lounge

13'9 x 12'2 (4.19m x 3.71m)

The lounge has a double glazed window.

### Dining Room

10'4 x 12'2 (3.15m x 3.71m)

The dining room has stairs to the first floor with laminate flooring fitted. Double glazed window to the rear elevation

### Kitchen

10'11 x 6'11 (3.33m x 2.11m)

With a range of modern base and wall units with marble effect worktop to accord and incorporating an electric cooker point, single drainer sink unit, plumbing for a washing machine and space for an under counter fridge. The walls are part tiled. Double glazed window and door giving access to the enclosed courtyard.

### FIRST FLOOR

#### Landing

Access to the roof void

#### Bedroom 1

13'5 narrowing to 9'5 x 12'3 (4.09m narrowing to 2.87m x 3.73m)

The double bedroom is front facing with a double glazed window.

#### Bedroom 2

11' x 6'9 (3.35m x 2.06m)

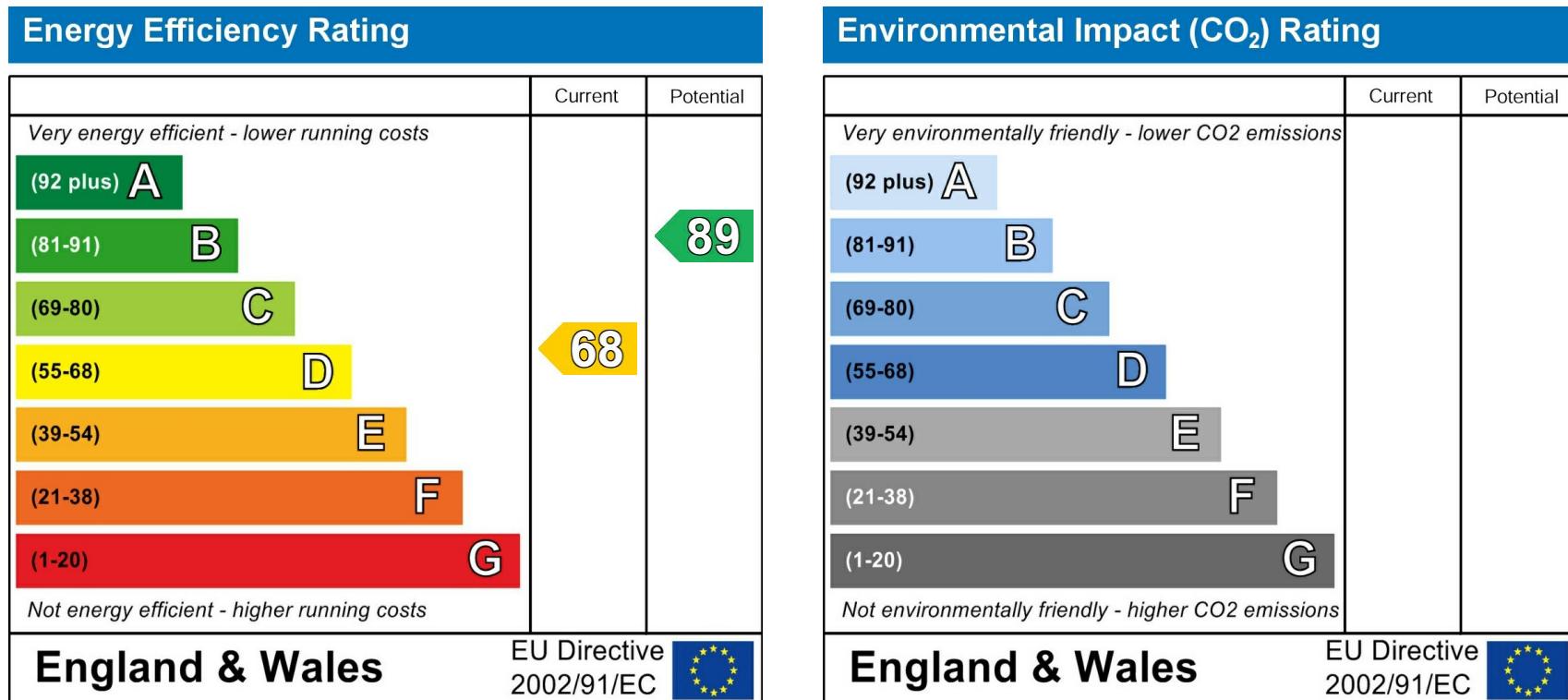
Rear facing bedroom

### Bathroom

The spacious bathroom has suite comprising panelled bath, shower compartment, low level W.C. and pedestal wash basin. The walls are part tiled. Double glazed window to the rear elevation.

### Outside

Enclosed yard to the rear with timber gate giving access to the communal car park to the rear.





### Important Information

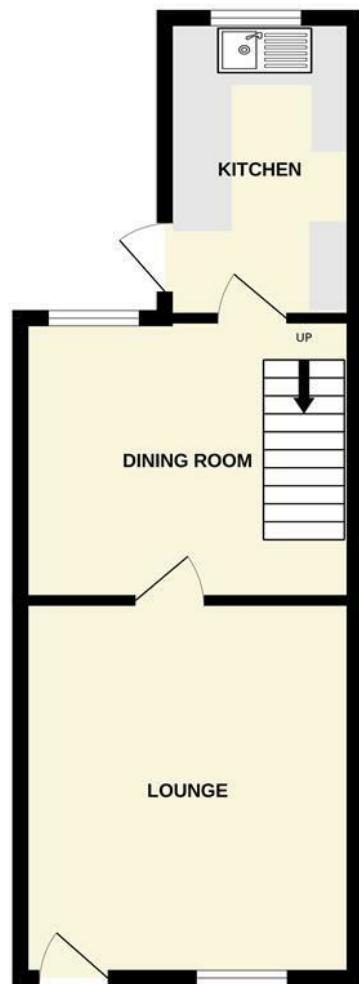
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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  
370 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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