



BRIGHOUSE
WOLFF

3 Headingley Ave, Skelmersdale, Lancashire WN8 8JJ
Offers In The Region Of £225,000



Situated on the edge of the ever popular small development in Old Skelmersdale, this superb semi detached house is beautifully presented and includes custom built robes in two bedrooms. This charming semi-detached house offers a perfect blend of comfort and convenience. Built early 2000 2009, the property boasts a modern design that caters to contemporary living.

Upon entering, you are welcomed into a spacious reception hall with cloaks off, a beautifully decorated lounge with media wall and modern water vapour, electric fire ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The house features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. Each bedroom offers a peaceful retreat, ensuring restful nights.

The property includes a well-appointed bathroom, designed with functionality in mind. The layout is practical, making daily routines effortless.

One of the standout features of this home are the beautiful gardens and the drive which will accommodate multiple vehicles, which is a rare find in many urban areas. This added convenience is sure to appeal to those with busy lifestyles.

The location of Headingley Avenue is particularly advantageous, with easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this semi-detached house on Headingley Avenue presents an excellent opportunity for anyone looking to settle in a popular development. With its modern features, spacious living areas, and convenient parking, it is a property not to be missed.

Entrance Hall

Laminate flooring fitted.

Cloaks

Attractive suite comprising low level W.C. and pedestal wash basin with tiled splash back.

Lounge

13'9 x 10'10 (4.19m x 3.30m)

The lounge is beautifully decorated and has laminate flooring fitted, media wall and inset remote control electric fireplace that uses ultra-fine mist and LED lighting to simulate a lifelike flame effect. The result is a stunning feature. Laminate flooring fitted.

Dining Kitchen

22'11"36'1" x 49'2"6'6" (7'11 x 15'2)

The well equipped kitchen has a range of modern base and wall units with worktops and splash back to accord and incorporating a single drainer sink unit with a mixer tap, gas hob with hood and eye level oven. There is space for fridge freezer. There is ample room for a dining table where there is laminate flooring fitted an double glazed French doors out to the garden. Useful under stairs store cupboard.

FIRST FLOOR

Landing

Bedroom 1

11'9 x 9' (3.58m x 2.74m)

This front facing, double bedroom has a range of custom made fitted robes including a spacious corner unit and cupboards over the bed and bed side cabinets.

Bedroom 2

9'9 x 8'4 (2.97m x 2.54m)

A rear facing bedroom, with room for a small double bed. Custom made fitted robes.

Bedroom 3

6'7 x 5'11 (2.01m x 1.80m)

A rear facing single bedroom, currently used as a dressing room, with laminate flooring fitted.

Bathroom

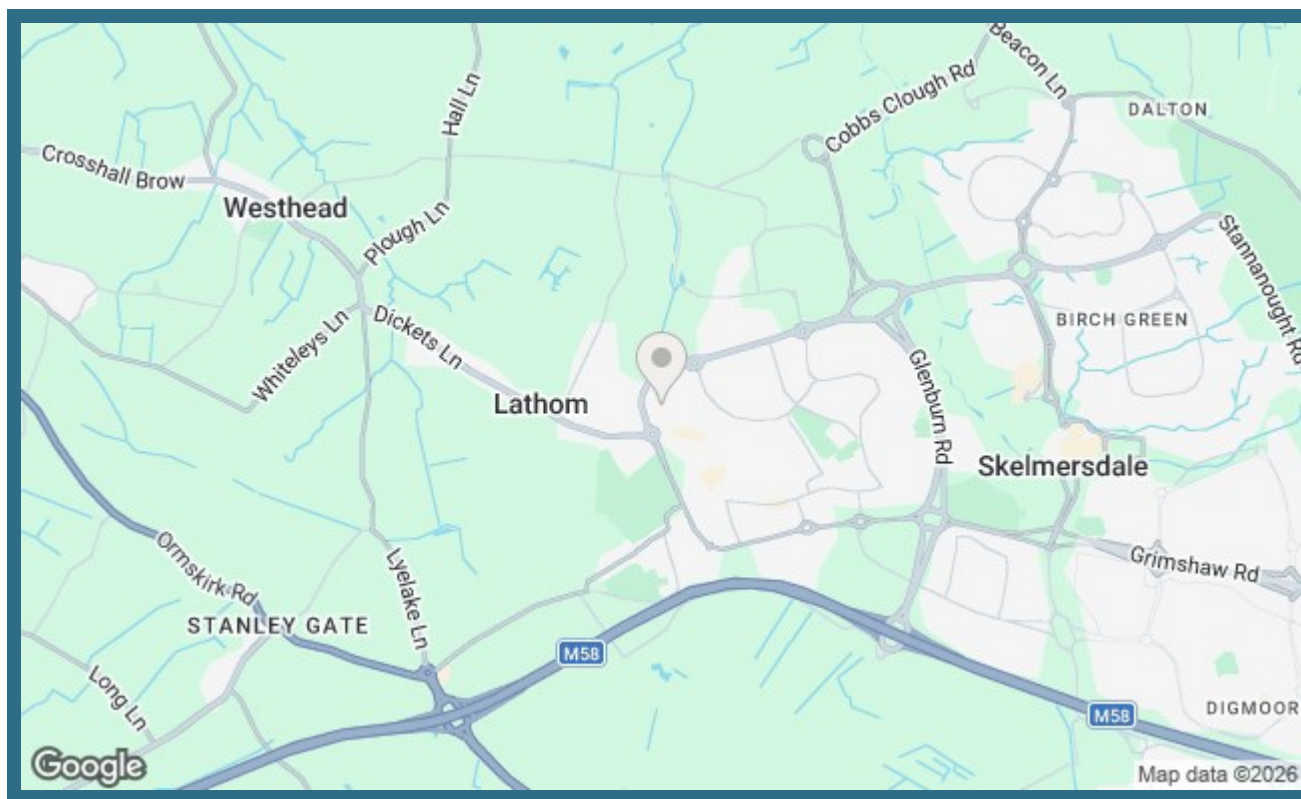
The superb bathroom has a suite comprising `P` shaped bath with shower attachment and scree and combination basin and W.C. unit with vanity cupboards. the walls has uPVC panels and the floor is laminate.

Gardens

The property sits on a good sized plot with low maintenance gardens to the front and the rear. The front garden has lawn and a driveway for multiple vehicles. The rear garden is a real feature of the property with a lawn, paved area and a decked patio.

Note

We understand the gas combination central heating boiler was fitted in the last 3 years.



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.

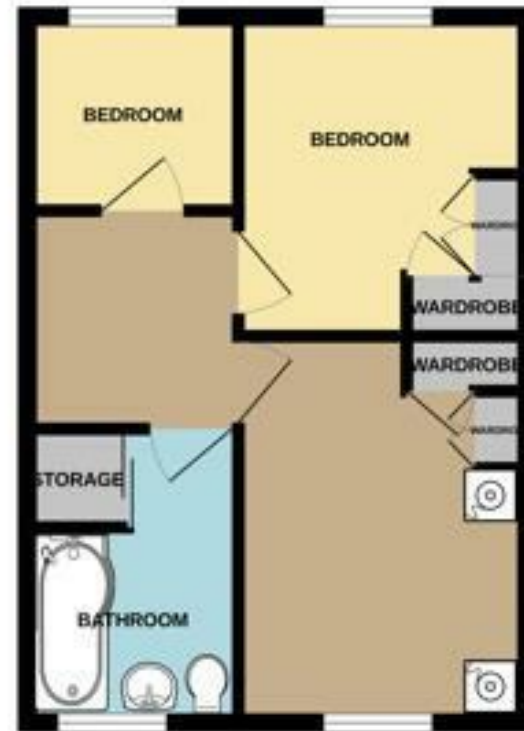
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 682 sq.ft. (63.4 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 for any prospective purchase. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



