



BRIGHOUSE
WOLFF

95 Tawd Road, Skelmersdale, Lancashire WN8 6BS
£159,950



An early viewing is highly recommended to avoid disappointment. This superb three bedroom end terraced house is beautifully presented throughout and sits on a large plot. It offers a perfect blend of comfort and convenience and has the potential to extend to the side, subject to the usual planning consent.

Upon entering, you will find a spacious double glazed porch, lounge that serves as the heart of the home, superb kitchen with dining room which has integrated appliances and patio doors to the garden. The house features three well-proportioned bedrooms, each offering ample natural light and a cosy environment. The shower room has recently been replaced.

One of the standout features of this property is the garden and the garage. This added convenience allows for hassle-free living. The property has double glazed windows and gas combination central heating.

The location of Tawd Road is particularly appealing, with local amenities, schools, and parks within easy reach.

In summary, this end-terraced house on Tawd Road presents a wonderful opportunity for those looking to settle in a popular neighbourhood. With its spacious living areas, three bedrooms, and convenient parking, this property is sure to attract interest. Do not miss the chance to make this charming house your new home.

Porch

A spacious double glazed porch with laminate floor and a radiator fitted.

Lounge

14'3 x 14'8 (4.34m x 4.47m)

The lounge has an electric fire and modern surround fitted . Stairs to the first floor.

Dining Kitchen

9'9 x 14'8 (2.97m x 4.47m)

The superb kitchen with dining has an extensive range of High Gloss base and wall units with worktops and incorporating single drainer sink unit, eye level oven, space for a microwave , spaced for tumble dryer and plumbing for a washing machine. There are inset spot lights fitted to the ceiling and the floor is tiled.

Ample space for a dining table and sliding double glazed doors to the large rear garden . Under stairs store cupboard.

FIRST FLOOR

Landing

Access to the boarded roof void

Bedroom 1

15'9 x 8'6 (4.80m x 2.59m)

Front facing double bedroom with fitted robes and spot lights fitted to ceiling.

Bedroom 2

9'1 x 8'7 (2.77m x 2.62m)

Rear facing double bedroom with ceiling spot lights

Bedroom 3

9'7 x 5'11 overall (2.92m x 1.80m overall)

Front facing with cupboard over the stairs. Ceiling spot lights fitted.

Shower Room

Recently fitted shower room comprising double shower, combined vanity and toilet unit. Tiled walls

Gardens

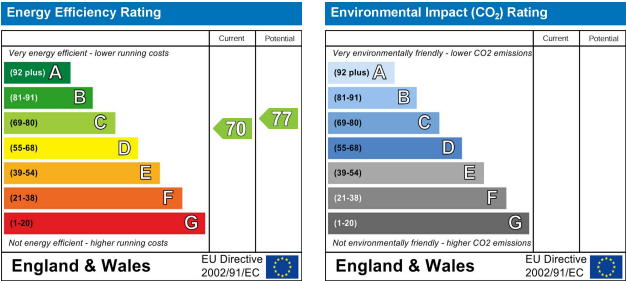
The beautifully kept and extensive gardens to the front side and rear are a real feature of the property. Predominately laid to lawn with flagged patio and mature borders. Timber gate to the rear gives pedestrian access to the garage.
Potential for an extension to the side , subject to planning approval.

Garage

Single garage with up and over door and additional parking space in front.

Tenure

Property is understood to be Leasehold
999 years from 3rd November 1972





Important Information

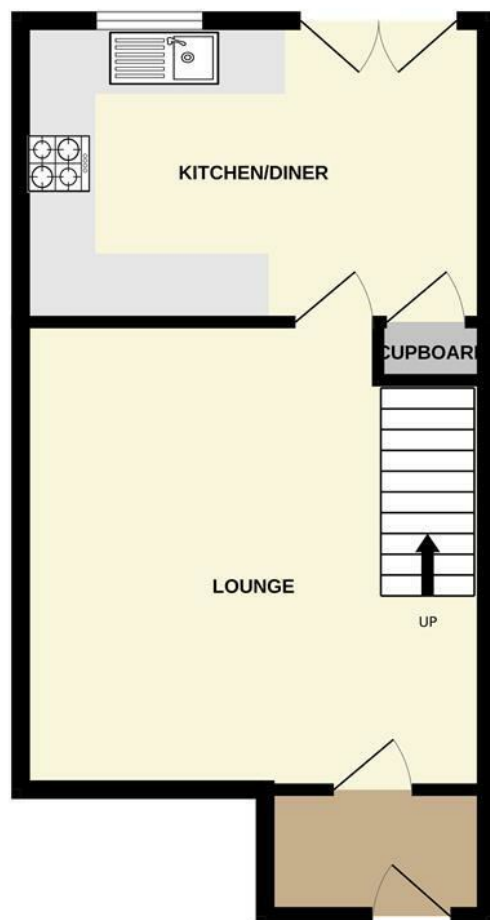
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.
Made with Metropix ©2025



