



**190, Yewdale, Skelmersdale, WN8 6ER**

Offers Over £160,000

*David  
Davies* *Collection*





# 190, Yewdale, Skelmersdale, WN8 6ER

- EPC: C
- Council Tax Band: A - West Lancashire
- Freehold
- Three Bedroom Terraced Property
- Modernised Throughout
- Open Plan Kitchen Diner
- Stunning New Family Bathroom
- Beautiful Landscaped Rear Garden
- Close To Parks
- Driveway Parking Plus Extra Communal Spaces

David Davies Sales & Lettings Agent are delighted to present this exceptionally spacious three-bedroom terrace home, offering the rare and highly desirable benefit of private off-road parking. Immaculately presented throughout and complemented by a beautifully landscaped rear garden, this fantastic property would make an ideal home for first-time buyers and growing families alike.

Situated within the ever-popular Yewdale development, the property enjoys an excellent location close to a variety of local amenities, parks, open green spaces and fields, making it particularly appealing to families and those who enjoy walking and outdoor pursuits. The property also benefits from additional communal driveway parking.

Internally, the accommodation begins with an entrance porch leading into a welcoming hallway. The ground floor offers a spacious family lounge, a useful utility room with plumbing already in place to reinstate a ground floor WC if required, and an impressive modern dining kitchen. The kitchen provides generous storage and workspace, with patio doors opening directly onto the rear garden, creating an excellent space for entertaining and family life.

To the first floor are three well-proportioned bedrooms, together with a stunning recently fitted modern family bathroom.

Externally, the property boasts a private driveway to the front, providing valuable off-road parking, whilst the rear features a generous landscaped garden, offering an attractive and low-maintenance outdoor space to enjoy throughout the year.

Further benefits include a new roof and guttering installed within the last ten years, providing additional peace of mind.

Combining generous living accommodation, excellent parking, modern interiors and a desirable family-friendly location, this superb home represents an excellent opportunity and is sure to attract strong interest.

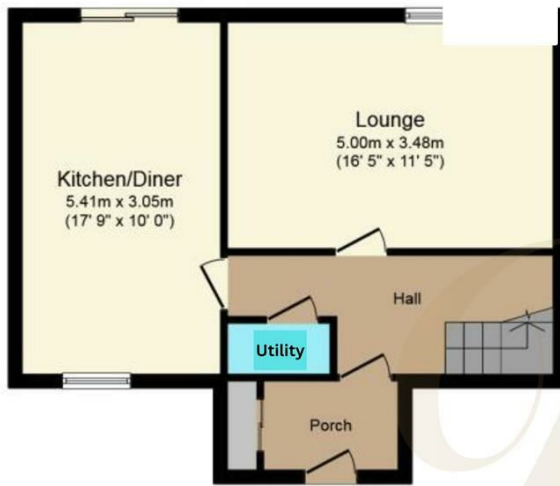
EPC: C



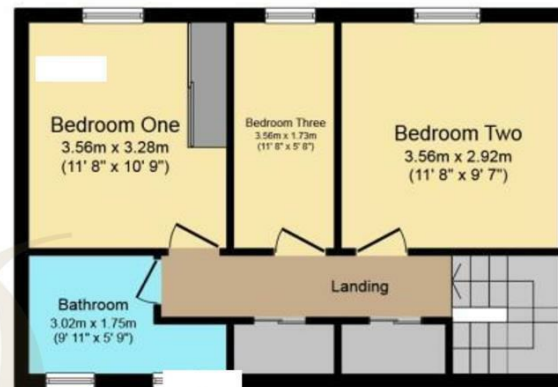








**Ground Floor**



**First Floor**

Total floor area 92.0 sq. m. (990 sq. ft.) approx



Our family owned Independent Estate Agency was established in 1981 and provides a **refreshingly professional service** combining traditional values with a modern approach.

*David Patrick Davies*

