



**32, Skelmersdale Road, Skelmersdale, WN8 8BT**

Offers Over £360,000

*David*  
*Davies*  
*Collection*

# 32, Skelmersdale Road, Skelmersdale, WN8 8RT

- EPC:D
- Semi Detached
- Three Reception Rooms
- Great Location
- West Lancashire Council Tax: Band D
- Four Bedrooms
- Open Plan Living
- Freehold

We are delighted to have the opportunity to bring to the market this beautiful four bedroom semi-detached property, located in a much sought-after area and rarely available position on Skelmersdale Road and is almost complete in its refurbishment process, just the final touches remain.

The property benefits from gas central heating, double glazing, and briefly comprises; Open plan kitchen dining area, the kitchen incorporating an extensive array of wall and base storage solutions, solid worktops, with island facility, this is where the family will spend all their time making this room the real social hub for the family. We have two large reception rooms and ground floor W/C.

To the first floor we have four bedrooms, a nice sized room, which could be made into a home office/study or fifth bedroom and four piece family bathroom.

We then move outside to a relaxing rear garden area which has turf laid to lawn all set to entertain and enjoy our great British summers, with the BBQ out, and friends and family all around to enjoy this lovely, secluded area. To the side of the property, we have a stoned driveway with ample space for the family fleet.

The property benefits from lots of local amenities, and primary and secondary schools all within proximity. With excellent transport links being ideally situated near the A570 with routes to Liverpool, Manchester and beyond.

Internal inspection is highly recommended on this property.

EPC:D







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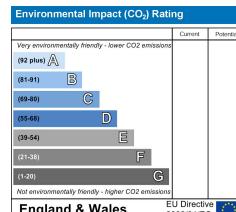
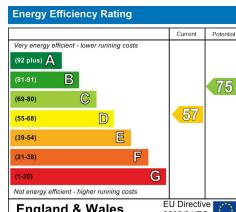
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