Grosvenor Waterford are pleased to offer for Sale a three bedroom second floor flat situated just off the High Street in old Skelmersdale, with the Concourse Shopping Centre and the M58 motorway near by. This spacious flat briefly comprises of entrance hall, lounge/dining room, kitchen, three bedrooms and bathroom. It benefits from uPVC double glazing and electric wall heaters and is offered with no ongoing chain.

£70,000

Communal Entrance Room

communal entrance hall with stairs to all floors with intercom access

Entrance Hall 9'4" x 7'8" (2.87m x 2.35m)

accessed via external communal stairway with composite front door and built in storage cupboard, laminate flooring

Lounge / Dining Room 14'11" x 11'3" (4.56m x 3.44m)

uPVC double glazed window to front aspect, electric wall heater

Kitchen 12'0" x 10'7" (3.66m x 3.23m)

fitted kitchen with a range of base and wall cabinets with complementary worktops, integrated oven and hob, space for fridge freezer, plumbing for washing machine, electric wall heater, tiled splashbacks, two built in cupboards, uPVC double glazed window to side aspect

Grosvenor Waterford
ESTATE AGENTS LIMITED

- **2 Bedroom Second Floor Flat**
- **Electric Wall Heaters**
- **EPC Rating D**
- **No Chain**
- **uPVC Double Glazing**

Bedroom 1 12'11" x 8'10" (3.96m x 2.70m)

uPVC double glazed window to front aspect, electric wall heater

Bedroom 2 15'8" x 8'9" (4.78m x 2.69m)

uPVC double glazed window to rear aspect, electric wall heater

Bedroom 3 14'11" x 6'8" (+doorway) (4.57m x 2.04m (+doorway))

uPVC double glazed window to rear aspect, electric wall heater

Bathroom 11'8" x 5'10" (3.58m x 1.80m)

white suite comprising; panelled bath, low level w.c. and wash hand basin in vanity cabinets, tiled walls, built in cupboard, uPVC double glazed window to rear aspect

Agents Note

All property descriptions comply with Consumer Protection from Unfair Trading Regulations (2008) and Business Protection from Misleading Marketing Regulation (2008). All room measurements are approximate and given for guidance purposes only. All services and appliances have not been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current 60, Potential 76

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC