

Ian Anthony The Estate Agents

Turnberry, Skelmersdale, Lancashire, WN8 8EQ

Guide Price £210,000









- DELIGHTFUL SEMI **DETACHED PROPERTY**
- KITCHEN/DINING ROOM
- THREE BEDROOMS, FAMILY GARDENS FRONT & REAR, **BATHROOM**
- NO UPWARD CHAIN!

- LIVING ROOM, CLOAKROOM
- OFFICE/PLAYROOM
- GARAGE
- POPULAR RESIDENTIAL LOCATION









NO UPWARD CHAIN!

Immaculately presented, this semi-detached property has been recently refurbished throughout to a high standard, offering spacious family accommodation in a popular residential location convenient for all local amenities. The ground floor comprises a cloakroom, a bright living room, a modern kitchen/dining room, and an office/playroom, providing versatile living spaces for the whole family. To the first floor, there are three well-appointed bedrooms and a stylish family bathroom. Outside, the property features a garage and gardens to both the front and rear aspects. The rear garden offers additional privacy, as it is not overlooked, making it a perfect spot for relaxation and outdoor activities. Viewing is highly recommended to fully appreciate the quality and space this beautifully refurbished property has to offer.





| | Current | Potentia |
|---|---------|----------|
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) | 70 | |
| (55-68) | | |
| (39-54) | | |
| (21-38) | | |
| (1-20) C | 3 | |
| Not energy efficient - higher running costs | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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