

## Ian Anthony The Estate Agents

## Newstead Drive, Skelmersdale, WN8 6PT









- SEMI DETACHED PROPERTY LIVING ROOM
- OPEN PLAN KITCHEN / **DINER**
- FAMILY BATHROOM & **ENSUITE**
- DRIVEWAY & GARDENS FRONT & REAR

- THREE BEDROOMS
- CLOAKROOM
- POPULAR RESIDENTIAL LOCATION







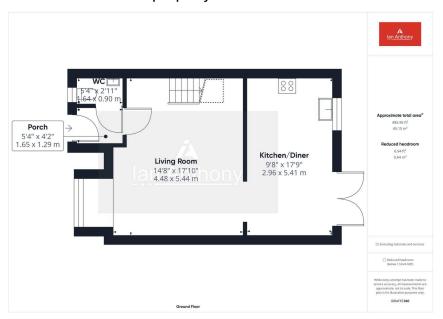


This well-presented semi-detached property offers spacious family accommodation, situated in a popular residential area convenient for local amenities.

The ground floor features a comfortable living room and an open-plan kitchen/diner, perfect for family gatherings and entertaining. Upstairs, there are three bedrooms, including a master with an en-suite, and a family bathroom, providing ample space for everyone.

Outside, the property includes a driveway and gardens to both the front and rear, offering plenty of outdoor space for relaxation and play.

Viewing is highly recommended to appreciate the quality and accommodation this property has to offer.





	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80)	70	
(55-68)		
(39-54)		
(21-38)		
(1-20)		
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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