



## 16 Barnes Road

, Skelmersdale, WN8 8HN

**Price £127,000**



Sapphire Homes are delighted to offer For Sale this deceptively spacious two bedroom extended terraced property in the popular residential location of Old Skelmersdale and offers close proximity to local schools, amenities and transport links. In brief the accommodation comprises of entrance / vestibule leading through to lounge, a further dining / reception room and a separate fitted kitchen which leads into utility area and French doors leading into the rear garden. To the first floor the generous landing area provides access to two large double bedrooms and a family bathroom with a modern four piece bathroom suite in white comprising of bath, walk in shower cubicle, WC and hand basin. The property is warmed by Gas Central Heating with a newly fitted boiler and 10 year warranty. The property also boasts a modern tasteful décor and UPVC double glazing throughout. Externally the property is pavement fronted but the rear garden is a huge selling point which wraps round the back of the property to a large driveway which provides ample off road parking. To the rear there is an established lawn, a patio area, further seating area, well stocked borders and perimeter fencing. There is also a large outbuilding / workshop which could be utilised as a home gym or storage. Early viewing is a must to appreciate in full.



## GROUND FLOOR

Vestibule

Lounge

Reception 2 / Dining Room

Kitchen

Utility Area

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

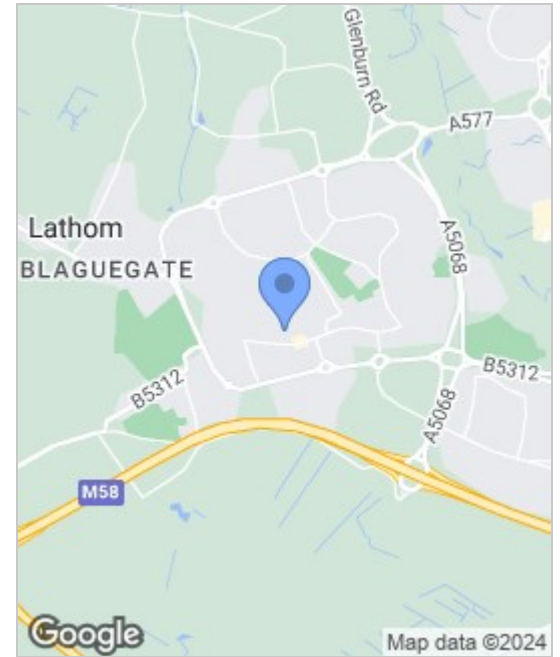
Bathroom

## EXTERNAL

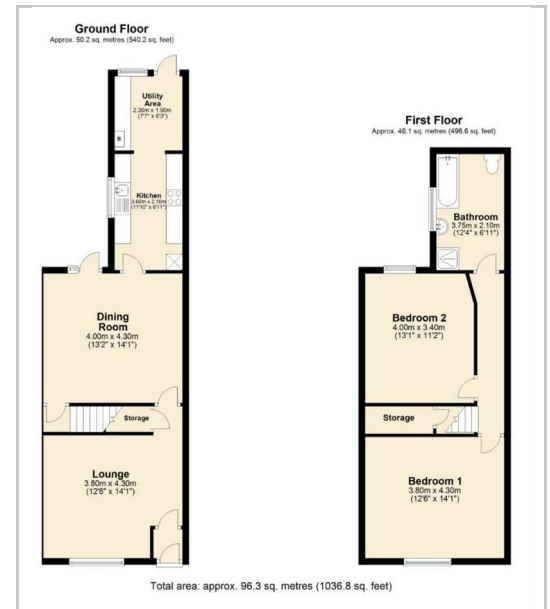
Rear Garden

Outbuilding

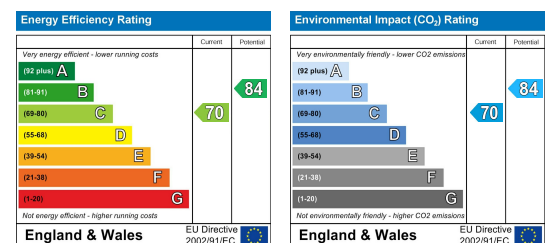
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 the representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in relation to the property.



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