



## 3 Ambergate

, Skelmersdale, WN8 9JN

**Offers In The Region Of £140,000**



Sapphire Homes are delighted to offer For Sale this three bedroom semi detached family home within an established and convenient location and offers close proximity to local schools, amenities and transport links and is likely to appeal to first time buyer or investor. In brief the accommodation comprises of an entrance / hallway which leads to a lounge with fire and surround, dining area and separate modern fitted kitchen with access to side elevation. To the first floor the landing provides access to three spacious bedrooms and a family bathroom with three piece shower suite in white. The property is warmed by gas central heating and also benefits from a modern tasteful décor and double-glazing throughout. Externally the property has off road parking and small lawn to the front elevation and to the rear there is a patio area, lawn and perimeter fencing but offers lots of potential for further landscaping. Early internal viewing is highly recommended to appreciate in full and the property is offered to market with No Upward Chain.



## GROUND FLOOR

Entrance / Hallway

Lounge

Dining Area

Kitchen

## FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

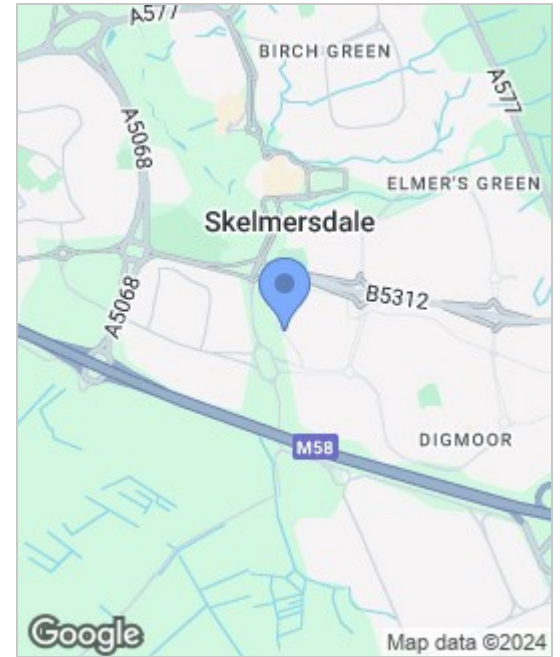
Bedroom 3

Bathroom

## EXTERNAL

Rear Garden

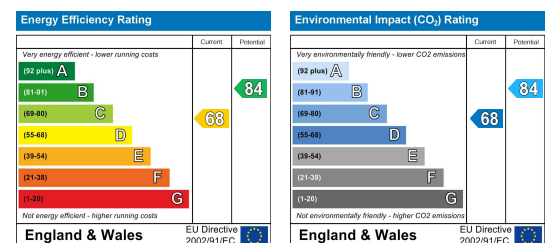
## Area Map



## 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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