



Available now a delightful one bedroom second floor apartment with secure entry and communal parking close by. Heated by electric storage heaters it has double glazed windows and comprises entrance hall, lounge kitchen with electric cooker, double bedroom and bathroom with bath and electric shower over. Handy for local amenities and bus connections to Wigan and Southport. Council Tax Band A



**£475 Per Month**

## 30F Whitburn Barnes Road, Skelmersdale, Lancashire WN8 8HN

### DIRECTIONS

From our Sandy Lane office proceed to the roundabout taking first exit into Railway Road, continue through the next two roundabouts at the third roundabout turn left and at the following roundabout turn right onto the High Street. Turn left into Barnes Road and the subject property will be found ahead in the second block of flats.

### Secure Communal Entrance

The apartment has access via a secure door into the communal staircase.

### Entrance Hall

Useful store cupboards

### Lounge 10'9 x 14'8 (3.28m x 4.47m)

The spacious lounge has laminate flooring fitted

### Kitchen 6'9 x 10'9 (2.06m x 3.28m)

The kitchen has a range of base and wall units with worktops and incorporates a single drainer sink unit, electric cooker point and plumbing for a washing machine.

### Bedroom

9'7 x 13'11 narrowing to 12'8 (2.92m x 4.24m narrowing to 3.86m)

The double bedroom has laminate flooring fitted and built in robes.

### Bathroom

Siute comprising panelled bath with electric shower over, low level W.C. and wall mounted wash basin with tiled splash back.

### Tenure

Leasehold

### Council Tax

West Lancashire Band A

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq.ft. (49.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their condition or efficiency and no liability is accepted.  
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### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



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