



BW
BRIGHOUSE
WOLFF

8 Forest Drive, Lancashire, WN8 6UW
£249,000





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An early viewing is highly recommended of this spacious four bedroom detached house which has a newly fitted kitchen with integrated white goods and a delightful garden to the rear. The accommodation has gas central heating and double glazed windows and comprises: entrance hall, lounge open through to dining room with French Doors out to the conservatory, kitchen open to the rear hall and family room with utility with W.C. off. To the first floor there are four bedrooms and a family bathroom. Externally gardens to the front and the rear with drive for parking. Forest Drive has easy access to the M58 and close to the Town Centre and schools. There is no on going chain delay.

DIRECTIONS

From our Sandy Lane Office, proceed to the roundabout taking third exit into Neverstitch Road. Continue through the next four roundabouts, at the fifth roundabout take the third exit into Birch Green Road and immediately turn left into Forest Drive. The subject property will be indicated by board on the right hand side.

Entrance Hall

Stairs to the first floor with double glazed window to the side elevation and radiator and laminate flooring fitted.

Lounge

13'3 x 13'4 (4.04m x 4.06m)

The spacious lounge has a double glazed bay window, laminate flooring and archway to the dining room

Dining Room

11'3 x 8'2 (3.43m x 2.49m)

Laminate flooring and double glazed French Doors to the conservatory.

Conservatory

9'7 x 8'2 (2.92m x 2.49m)

A double glazed conservatory on a brick base.

Kitchen

11'3 x 7'10 (3.43m x 2.39m)

The superb kitchen has recently been fitted and includes integrated fridge and freezer, gas hob, oven and single drainer sink unit with a mixer tap. The walls are part tiled and floor is tiled and there is a useful under stairs store.

Rear Hall

Continuing with the tiled flooring from the kitchen there is door out to the rear garden.

Utility with W.C.

Base units with part tiled walls, sink, wall mounted central heating boiler and recently fitted low level W.C. Tiled flooring.

Family Room

9'1 x 7'10 (2.77m x 2.39m)

An ideal room for the family or could be used as an office for home working.

FIRST FLOOR

Landing

Primary Bedroom

15'1 x 7'10 (4.60m x 2.39m)

The primary bedroom has dual aspect.

Bedroom 2
 13'5 x 9'11 (4.09m x 3.02m)
 Front facing

Bedroom 3
 11'6 x 9'11 (3.51m x 3.02m)
 Rear facing

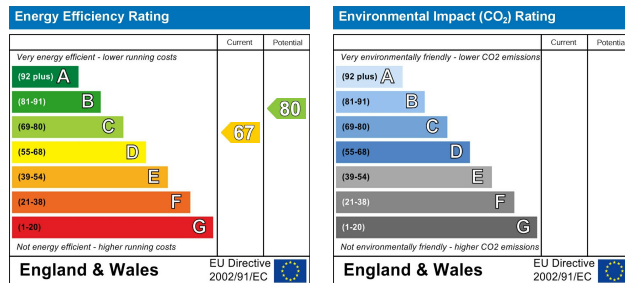
Bedroom 4
 9'11 narrowing to 6'8 x 6'7 (3.02m narrowing to 2.03m x 2.01m)
 Front facing with built in store over the stairs.

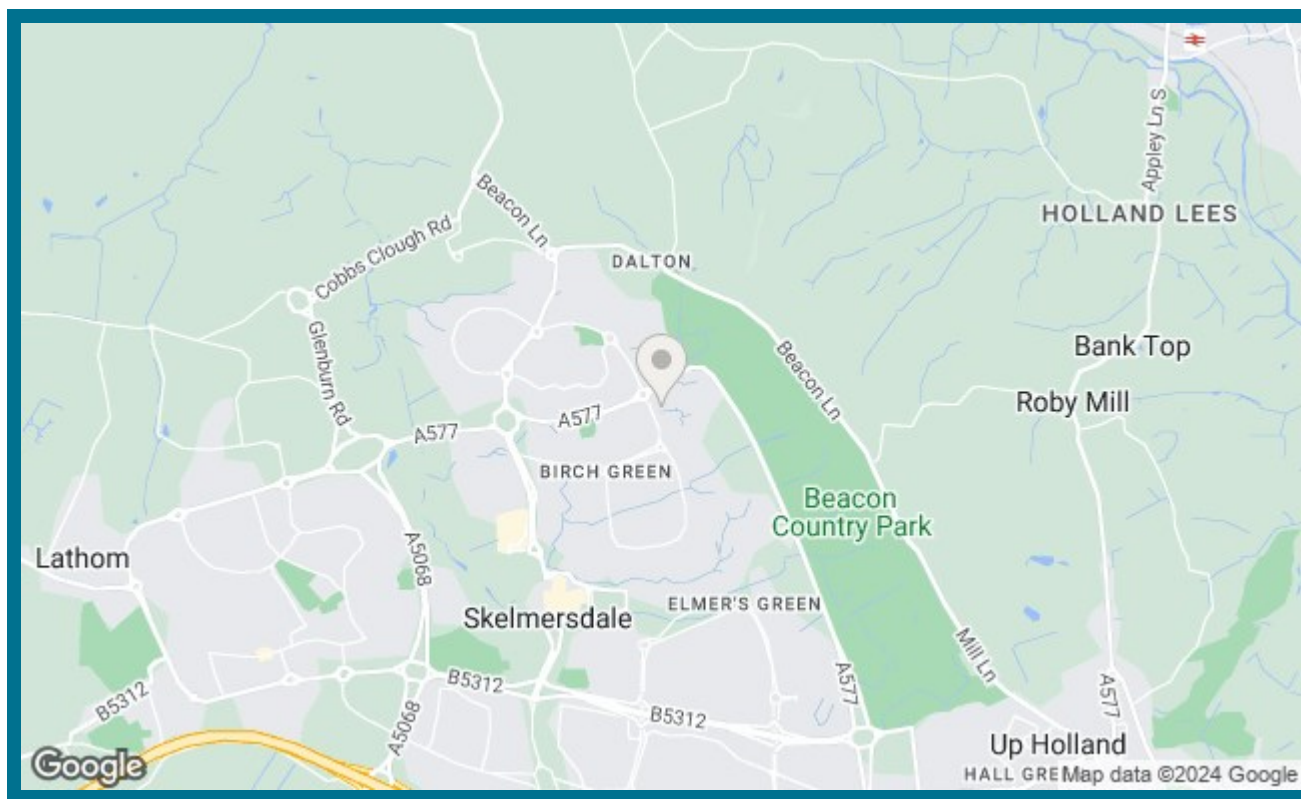
Family Bathroom
 Suite comprising panelled bath with electric shower over, low level W.C. and pedestal wash basin . There is a ladder style radiator fitted, part tiled walls and tiled flooring.;

Outside
 There are mature gardens to the front and the rear. The front garden has a lawn and driveway and there is pedestrian access to the rear garden. The rear garden is enclosed by timber panel fencing has a flagged patio and a lawn and decking.

Tenure
 Freehold

Council Tax
 West Lancashire Band C





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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GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.6 sq.m.) approx.

Whilst 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 as to their operability or efficiency can be given.

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