



BW
BRIGHOUSE
WOLFF

19 Forest Drive, Skelmersdale, Lancashire WN8 6UW
Offers Over £235,000





19 Forest Drive, Skelmersdale, Lancashire WN8 6UW

An early viewing is highly recommended to avoid disappointment. This delightful three bedroom detached house has a superb recently fitted kitchen and sits on a good sized plot with ample room for off road parking. It has gas central heating and double glazed windows and comprise : spacious entrance hall with is open through to the breakfast area and the kitchen with integrated fridge, freezer dishwasher and washing machine, family room , which could be used for home working , duel aspect lounge and three bedrooms and modern bathroom to the first floor. Low maintenance gardens to the front, side and the rear. The elevated garden to the rear has timber bar and artificial grass laid. Ideal for entertaining. Situated with easy access to the town centre and the motorway network.

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 left hand side.

Entrance Hall

A spacious entrance hall with laminate flooring fitted and open through to the superb breakfasting kitchen. Stairs to the first floor.

Breakfasting Kitchen

7'8 x 8' plus 16'9 x 7'11 (2.34m x 2.44m plus 5.11m x 2.41m)

Recently fitted this ingenious kitchen has been extended to provide a breakfast area which then leads to the main kitchen area, with an extensive range of high gloss base and wall units with integrated fridge , freezer, washing matching and dishwasher. Worktops and splash backs and a contemporary vertical panel radiator and laminate flooring fitted. There is space for a range style cooker and an angled glass cooker hood is fitted. Double glazed door leads out to the gardens.

Lounge

15'11 x 10'6 (4.85m x 3.20m)

The duel aspect lounge has laminate flooring and modern wall mounted fire fitted.

Family Room

8'1 x 10'11 (2.46m x 3.33m)

Currently used as a family room but would also be ideal for home working or a formal dining room. The double glazed sliding patio doors lead out to the low maintenance gardens. Useful under stairs store cupboard.

FIRST FLOOR

Landing

A spacious landing with double glazed window to the rear elevation. Store cupboard.

Bedroom 1

10'1 x 11'1 plus recess (3.07m x 3.38m plus recess)

The principal bedroom has a range of fitted robes, including fitted dressing table.

Bedroom 2

7'6 x 10'8 (2.29m x 3.25m)

Front facing with laminate flooring fitted.

Bedroom 3

8'11 x 7'11 (2.72m x 2.41m)

Side facing with laminate flooring fitted.

Bathroom

Attractive suite comprising jacuzzi bath with electric shower over and wash

basin and W.C. with vanity and counter unit. uPVC panels fitted to walls and ceiling.

Gardens

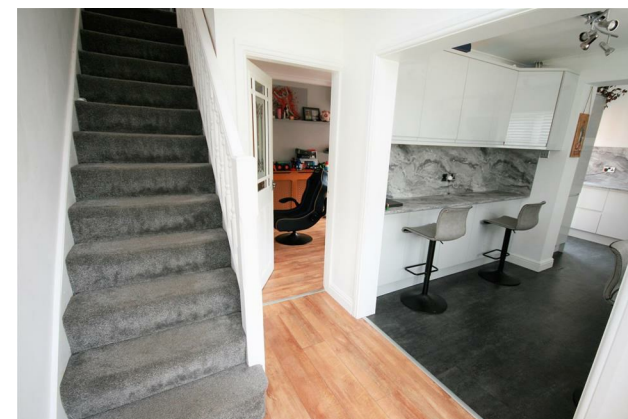
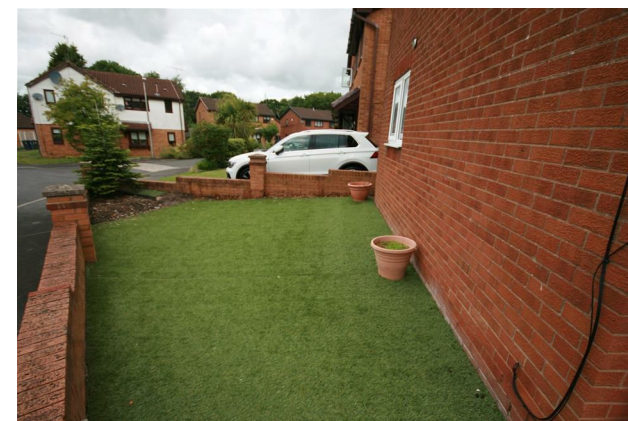
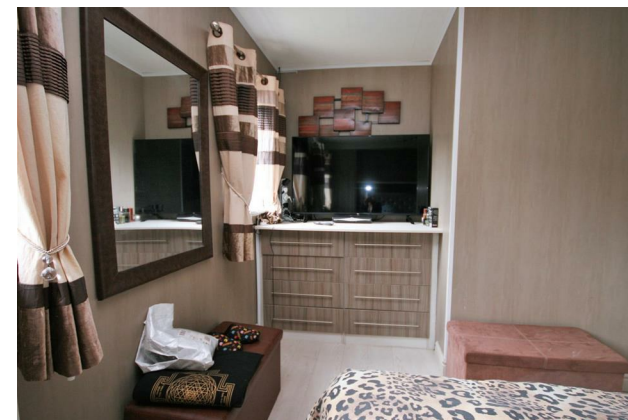
Low maintenance gardens to the front side and rear with electric charging point to the front. The front garden has space for two vehicles and an artificial lawn which extends to the side. Tiber gate gives pedestrian access to the rear gardens. The rear gardens are low maintenance and consist of a gravelled area with timber shed and a large elevated garden with artificial lawn and timber bar.

Tenure

Freehold

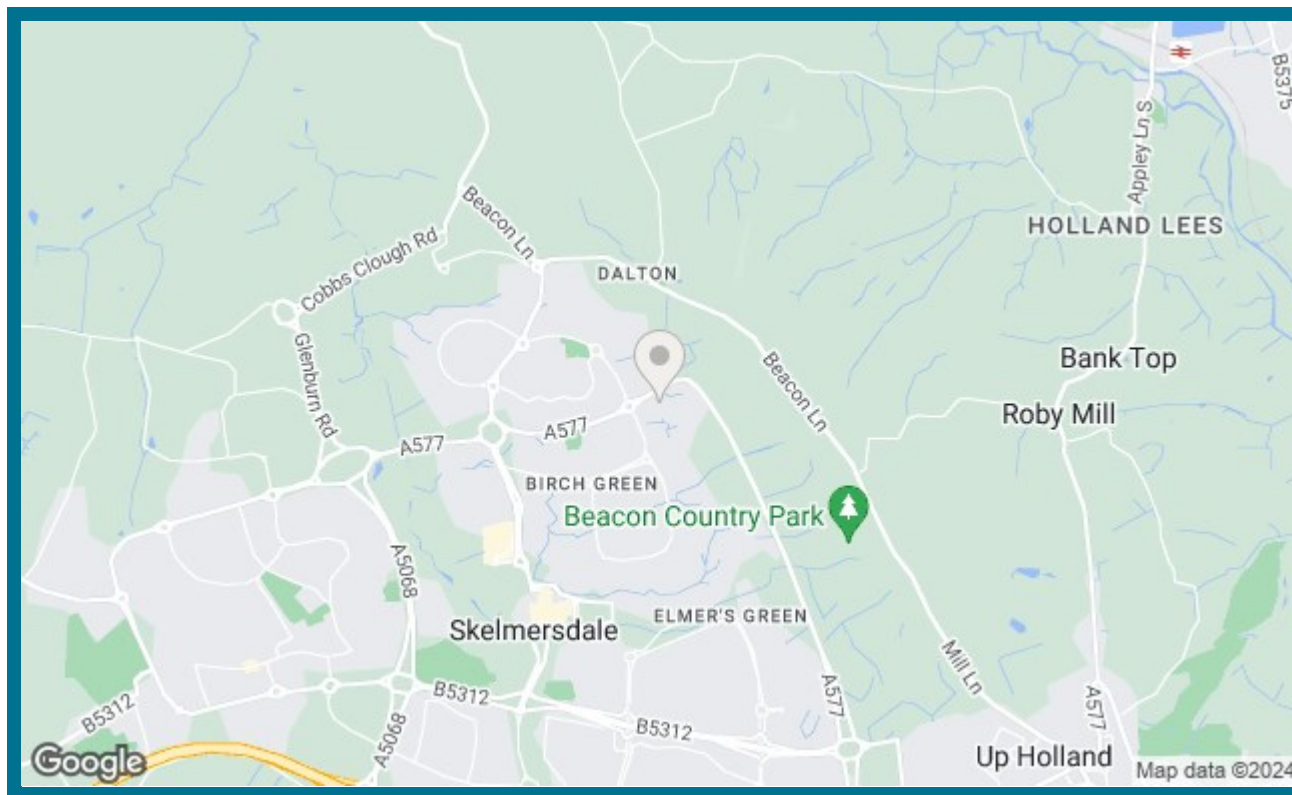
Council Tax

West Lancashire Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.



82 Sandy Lane, Skelmersdale, Lancashire, WN8 8LQ

Tel: 01695 722251

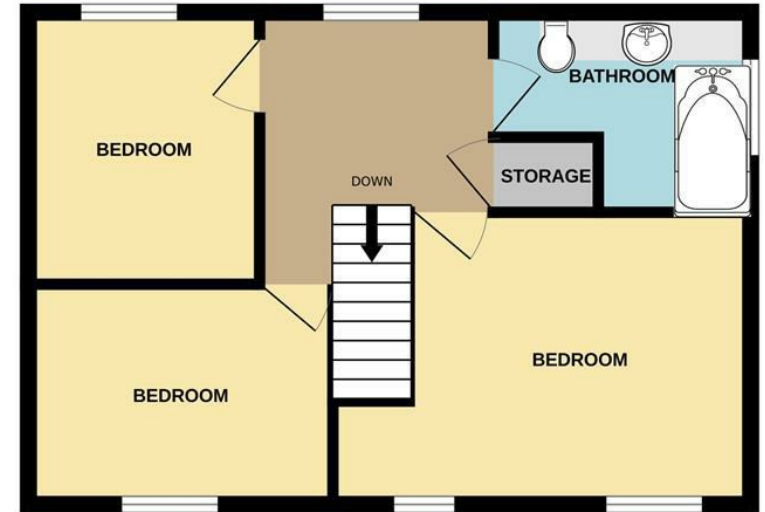
skelmersdale@brighouse-wolff.co.uk

www.brighouse-wolff.co.uk

GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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.
Made with Metropix ©2023



