



10 Carfield, Skelmersdale, Lancashire WN8 9DL

£145,000





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This delightful terraced house is located on the edge of the development and offers spacious family accommodation with five bedrooms. It has double glazed windows and gas central heating and comprises enclosed porch, dining room, kitchen, inner hall, cloaks, lounge with five bedrooms and bathroom with bath and shower compartment. Delightful garden to the rear. Handy for the motorway access and local amenities.

#### DIRECTIONS :

From our Sandy Lane office proceed to the roundabout taking the first exit onto Railway Road. Follow the road through three roundabouts and at Bone Island turn right onto Whiteledge Road. At the next roundabout take first exit into Gillibrands Road. At next roundabout take second exit into Digmaor Road and at the next take second exit into Clay Brow Road. Carfield is the first on the right. Turn first right and right again the subject property will be identified by our For Sale board.

#### Porch

The enclosed porch has double glazed windows, uPVC front door, timber panels half way and tiled floor.

#### Dining Room

10' x 9'7 (3.05m x 2.92m)

The tiled floor continues from the porch and the dining room is open to the kitchen.

#### Kitchen

12'5 x 5'11 (3.78m x 1.80m)

With a range of base and wall units with worktops to accord and incorporating a single drainer sink unit, gas hob with hood, oven and plumbing and space for both a washing machine and dishwasher. The walls are part tiled and the floor is tiled.

#### Inner Hall

Stairs to the first floor and tiled floor.

#### W.C.

Suite comprising low level W.C. and modern wash basin with vanity. Tiled floor.

#### Lounge

9'8 x 15'8 (2.95m x 4.78m)

The superb lounge is presented well and has double glazed sliding patio doors and tiled flooring.

#### FIRST FLOOR

#### Landing

Store housing the gas central heating boiler.

#### Bedroom

9'10 x 10' (3.00m x 3.05m)

The rear facing double bedroom has laminate flooring fitted.

#### Bedroom

10'11 x 10'5 (3.33m x 3.18m)

Rear facing bedroom

#### Bedroom

10'4 into recess x 9'11 (3.15m into recess x 3.02m)

Front facing with hanging space.

#### Bedroom

6' x 8'8 (1.83m x 2.64m)

Front facing

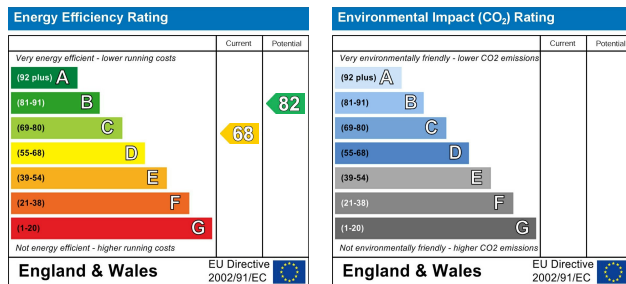
**Bedroom**  
 8'11 x 7'5 (2.72m x 2.26m)  
 Front facing

**Bathroom**  
 The spacious bathroom has panelled bath, low level W.C. pedestal wash basin and tiled shower compartment. The floor is tiled and the walls are part tiled. Ladder style radiator fitted.

**Outside**  
 The delightful enclosed garden to the rear has decked patio for outside entertaining and lawn area with gate giving pedestrian access to the rear.

**Tenure**  
 Freehold

**Council Tax**  
 West Lancashire Band A





### 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.



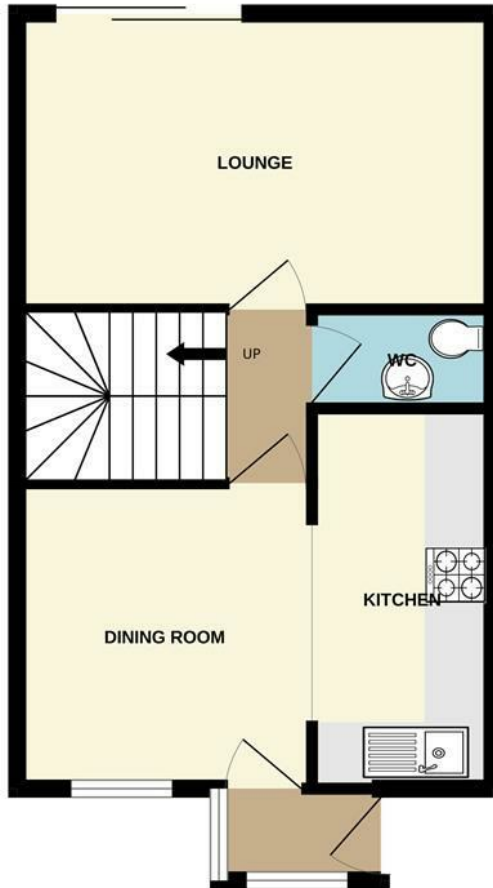
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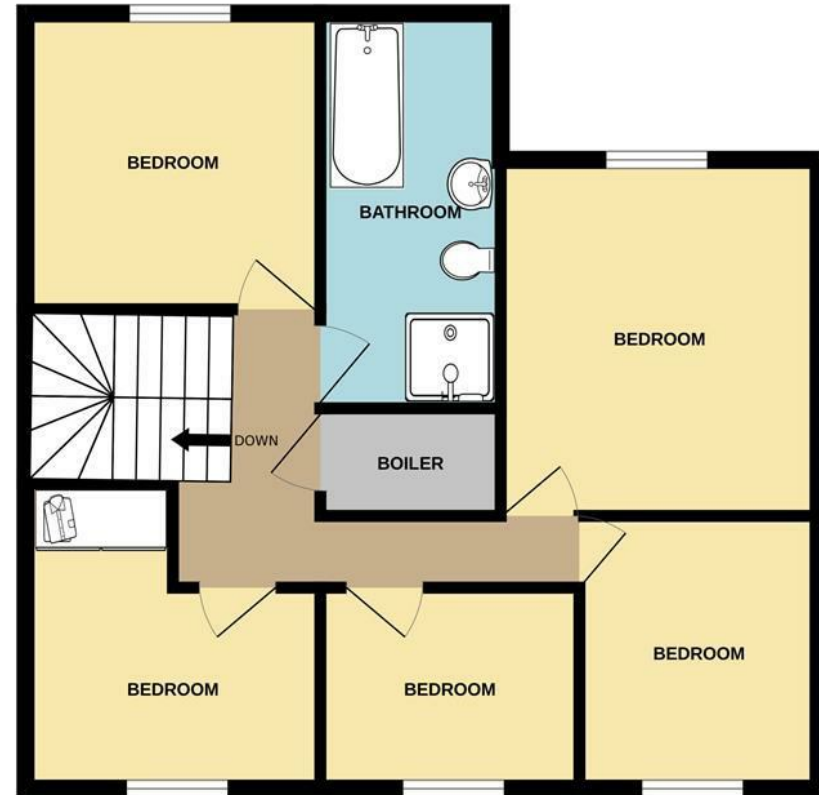
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GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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