



BW
BRIGHOUSE
WOLFF

27 Liverpool Road, Skelmersdale, Lancashire WN8 8AU

£175,000





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Offered with no onward chain delay, and early viewing of this spacious three bedroom semi detached house is a must. Located in Old Skelmersdale within walking distance of a popular school and Sandy Lane Centre with shops and medical centre. The gas centrally heated and double glazed accommodation comprises : entrance hall, cloaks, kitchen, with integrated white goods, lounge and three bedrooms and four piece bathroom to the first floor. Superb mature gardens to the front side and the rear and attached garage and off road parking.

DIRECTIONS:

From our Sandy Lane Office proceed to the roundabout taking first exit into Railway Road continuing through the next roundabout, at the third roundabout turn left into Westgate, at the following roundabout turn left and immediately left again into Liverpool Road. The subject property is on the left hand side and is identified by our For Sale Board.

Canopy Porch

Entrance Hall

The spacious entrance hall has a tiled floor, double glazed uPVC front door, with Lancashire Rose motif, and stairs to the first floor. Access to the side elevation by uPVC door.

Kitchen

7'11 x 15'7 (2.41m x 4.75m)

The kitchen is front facing and has an extensive range of base and wall units with worktops and incorporates a breakfast bar, a one and one half single drainer sink unit, with a mixer tap, gas hob with hood over and oven beneath and integrated fridge , freezer and washing machine. The floor is tiled and the walls are part tiled and there are inset spots to the ceiling.

Cloaks

4'5 x 5'11 (1.35m x 1.80m)

A larger than average cloaks with low level W.C. and pedestal wash basin with tiled splash back. The floor is tiled.

Lounge

11'11 x 15'7 (3.63m x 4.75m)

The spacious lounge has tiled floor and double glazed French doors out to the rear garden. Feature fire surround and hearth with coal effect fire fitted.

FIRST FLOOR

Landing

Useful store cupboard.

Bedroom 1

9'11 x 13'2 (3.02m x 4.01m)

A front facing double bedroom.

Bedroom 2

10'1 x 12'6 max measurements (3.07m x 3.81m max measurements)

Rear facing double bedroom.

Bedroom 3

7'9 x 8'7 max measurements (2.36m x 2.62m max measurements)

This front facing bedroom has useful store over the stairs.

Bathroom

The bathroom has a delightful suite comprising corner bath, tiled shower compartment, pedestal wash basin and low level W.C. The walls and the floor are tiled.

Garage

The attached garage has up and over doors.

Gardens

The property has mature gardens to the front side and the rear. The superb front garden has lawn with mature borders, including Palm trees, wrought Iron gates, gravelled drive and timber gate to the side of the garage giving access to the rear. The private rear garden is a feature of the property with lawn and gravelled borders and is enclosed by timber panelled fencing. There is a large flagged patio which extends to the side of the property.

Tenure

Freehold

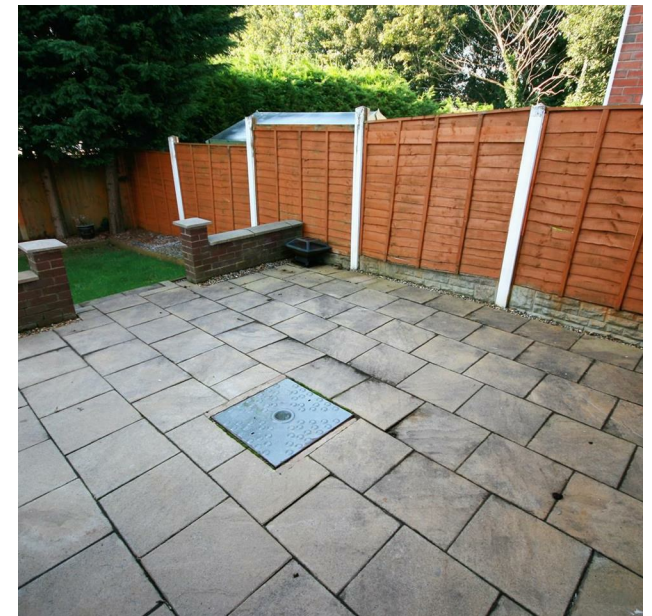
Council Tax

West Lancashire Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.



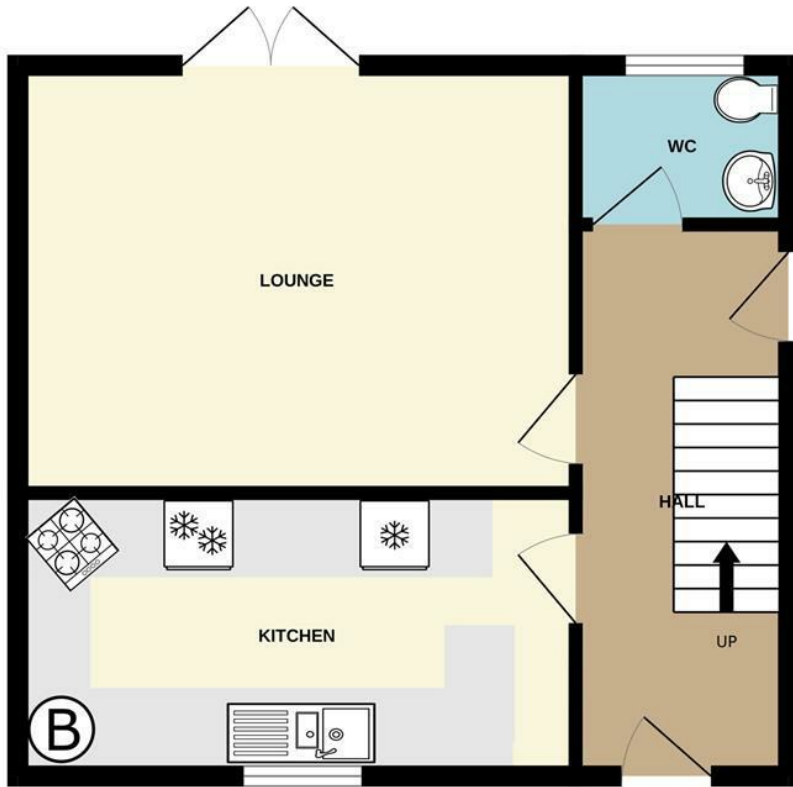
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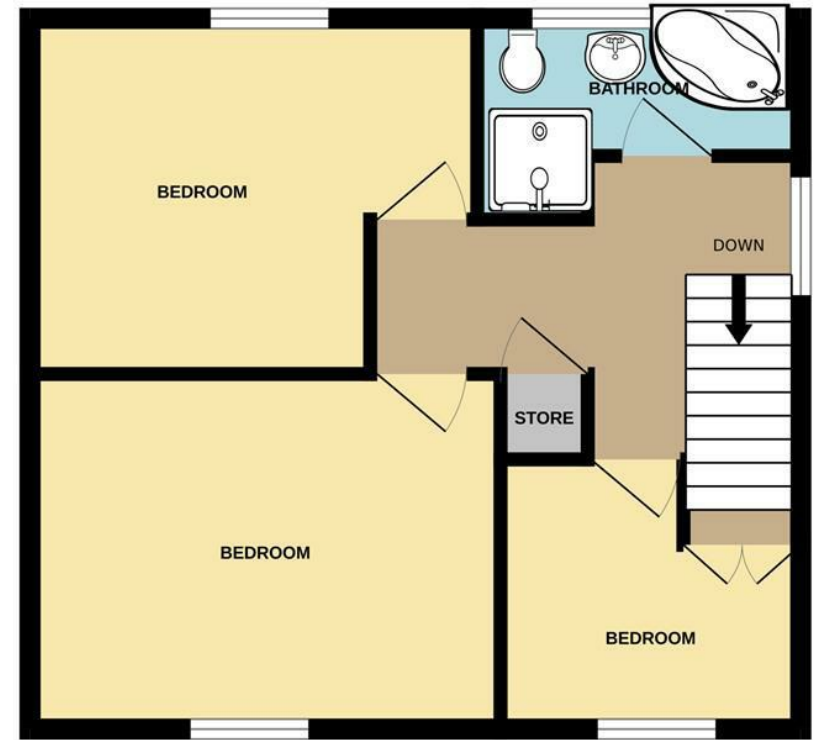
skelmersdale@brighouse-wolff.co.uk

www.brighouse-wolff.co.uk

GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 853 sq.ft. (79.3 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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