



33B Whitburn., Lancashire, WN8 8HL

GROUND FLOOR



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

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.



Welcome to this charming flat located in Whitburn, Skelmersdale, Lancashire. This purpose-built property boasts a spacious reception room, perfect for relaxing after a long day. With two bedrooms, there is ample space for a small family, guests, or even a home office. The flat also features a well-maintained bathroom and kitchen, ensuring convenience and comfort for its residents. Heated by electric storage heaters.

Situated within easy walking of Sandy Lane Centre, with shops and medical centre, and popular schools.

Whether you are looking to step onto the property ladder or searching for a new investment opportunity, this flat is sure to impress. Don't miss out on the chance to make this lovely property your new home. Contact us today to arrange a viewing



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£74,950

# 33B Whitburn., Lancashire, WN8 8HL

### 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. The subject property is on the left.

### Entrance Hall

Large walk in store cupboard

### Lounge with Dining

9'11 x 20'6 (3.02m x 6.25m)

The spacious reception room has ample space for a dining table and has both laminate and carpet fitted. Double glazed window to front elevation.

### Kitchen

7'6 x 1'10 (2.29m x 0.56m)

The neat kitchen has a range of base and wall units with worktops and includes a single drainer sink unit with a mixer tap, electric hob and oven and plumbing for a washing machine. There is a useful pantry with shelving which also houses the hot water and cold water header tank. Double glazed window to the front elevation.

### Bathroom

Suite comprising panelled bath with an electric shower fitted over, low level W.C. and wall mounted wash basin . The walls are part tiled. Double glazed window to the side elevation.

### Bedroom 1

9'11 x 14'8 (3.02m x 4.47m)

A double bedroom with double glazed window to the rear elevation.

### Bedroom 2

7'6 x 9'7 (2.29m x 2.92m)

Rear facing with double glazed window.

### Outside

Store

### Dining Room Photo

### Tenure

Leasehold for residue of 125 years commencing 4/10/2004 with service charge of £49.32 per month

### Council Tax

West Lancashire Band A

