







115 Whitstone Drive,, Skelmersdale, WN8 9BD

A 1/2 bedroom semi detached bungalow with conservatory and loft conversion for storage is offered with no onward chain delay. The gas centrally heated and double glazed accommodation comprises : porch, dining Room / bedroom, inner hall, double bedroom, lounge with conservatory off , bathroom and loft room. Externally attractive and low maintenance gardens and garage. The bungalow is within easy reach of schools and shops and has easy motorway access. We understand the bungalow has Solar Panels on a 20 year lease arrangement with White Rose Solar limited.

#### DIRECTIONS

From our Sandy Lane Office proceed to the roundabout taking first exit into Railway Road and continue onto the dual carriageway B5312. Continue through Bone Island on the B5312 and take the second exit into Tanhouse Road. Make a U turn at the roundabout back along Tanhouse Road. Take the third exit into Ormskirk Rd and turn left into Martins Lane . Whitstone Drive is first on the left and the subject property is on the right hand side and will be identified by our for sale board.

#### Porch

A large porch with laminate flooring fitted with double doors to the dining room.

#### Dining Room

11'6 x 8'8 (3.51m x 2.64m)

Laminate flooring fitted and stairs to the loft and storage room

#### Inner Hall

Laminate flooring fitted.

#### Bedroom

14'6 x 10'1 (4.42m x 3.07m)

A front facing double bedroom.

#### Bathroom

A modern white suite comprising panelled bath with an electric shower over, low level W.C. and wash basin in a vanity unit. uPVC fitted to the walls and a tiled floor.

#### Lounge

11'11 x 10'1 (3.63m x 3.07m)

The lounge has double patio doors leading to the conservatory.

#### Conservatory

The conservatory is double glazed on a brick base.

#### Kitchen

8'6 x 10' (2.59m x 3.05m)

With a range of base and wall units with worktops to accord and including a one and one half single drainer sink unit, electric hob with hood , oven and plumbing for a washing machine. Tiled floor and part tiled walls.

#### FIRST FLOOR

The stairs to the loft from the dining room lead up to the boarded loft area which has a double glazed window, but does not have Building Regulations.

#### Outside

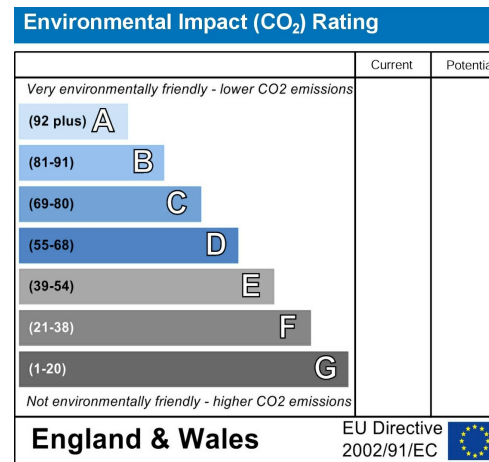
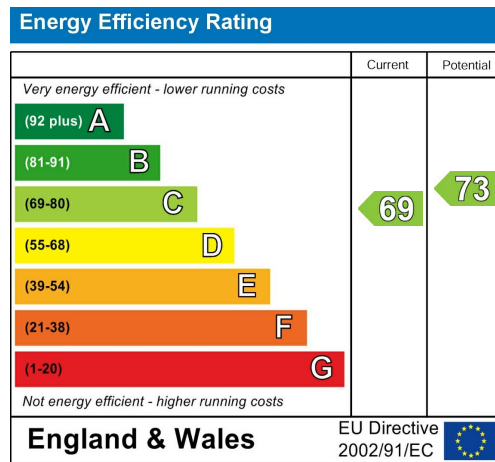
There are gardens to the front and the rear with block paved drive to the side leading to the garage. The front garden has dwarf brick wall with wrought ironwork and the mature garden to the rear has lawn with borders and green house.

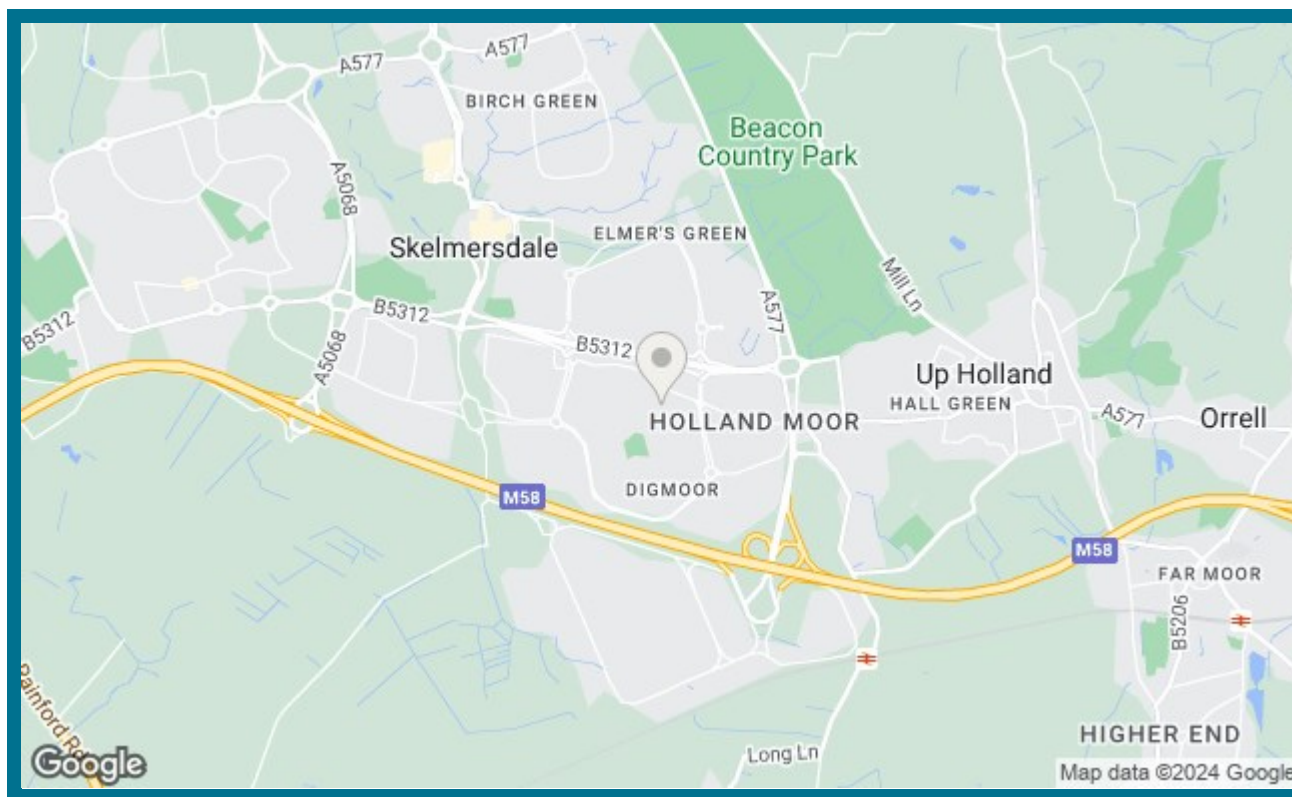
#### Garage

A single garage with up and over doors and pedestrian door to the side.

#### Note

Solar panels fitted 26th June 2017 on a 20 year lease with White Rose Solar limited and are maintained by Freetricity Operations ltd.





### 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

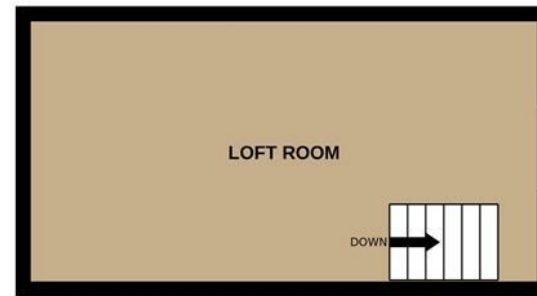
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[www.brighouse-wolff.co.uk](http://www.brighouse-wolff.co.uk)

GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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.  
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