



**2 Parklands, Skelmersdale, Lancashire WN8 6UD**

**£290,000**









## 2 Parklands, Skelmersdale, Lancashire WN8 6UD

Requiring some updating but offering tremendous potential this spacious three bedroom detached house is offered for sale with no onward chain delay. Comprising entrance hall with access to the double garage, utility room, reception hallway, W.C. kitchen, dining room, open to the impressive sized lounge and to the first floor there are three bedrooms, principal with en-suite, and family bathroom. Externally the property sits on a corner plot with gardens surrounding and has an integrated double garage. Ample off road parking. The property is handy for the Concourse Shopping Centre with shops and bus routes to Wigan and Southport. Access to motorway network within easy reach.

### DIRECTIONS

From Skelmersdale town centre proceed along Northway to the roundabout with the A577. Take the fourth exit into Houghtons Road and continue to the next roundabout. Take the third exit into Birch Green Road and then at the next roundabout take the first exit into Birch Green road, Turn first left into Fosters Green Road. Parklands is on the right hand side and the subject property will be identified by our For Sale Board.

### Entrance Hall

The entrance hall has a uPVC double glazed front door with double glazed side panel and parquet flooring fitted. Access to the double garage.

### Utility

7'1 x 7'9 (2.16m x 2.36m)

Single drainer sink unit, worktops and wall mounted gas central heating boiler.

### Reception Hallway

Stairs to the first floor and useful under stairs store.

### Cloaks

Low level W.C. and pedestal wash basin.

### Kitchen

9'1 x 16'3 (2.77m x 4.95m)

Base and wall units with single drainer sink unit and gas hob. Part tiled walls

### Dining Room

8'4 x 8'7 (2.54m x 2.62m)

### Lounge

13'4 x 19'5 (4.06m x 5.92m)

The duel aspect and spacious lounge has stone fireplace with tiled hearth.

### FIRST FLOOR

#### Galleried Landing

Access to the roof void.

#### Principal Bedroom

13'6 narrowing to 12'2 x 19'7 (4.11m narrowing to 3.71m x 5.97m)

Duel aspect with fitted robes.

#### En-Suite

Suite comprising tiled shower compartment, low level W.C. and pedestal wash basin.

#### Bedroom 2

11'5 9'4 (3.48m 2.84m)

Duel aspect

#### Bedroom 3

6'11 x 9'10 (2.11m x 3.00m)

Rear facing

## Family Bathroom

Suite comprising panelled bath, low level W.C. and pedestal wash basin. Part tiled walls.

## Garage

Double garage with storage accessed by pull down ladder. Door to side garden.

## Gardens

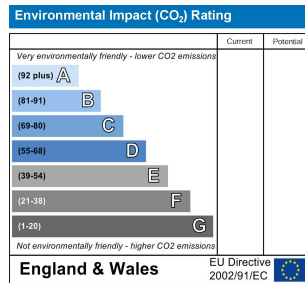
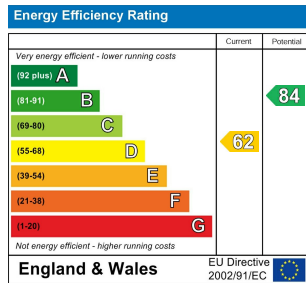
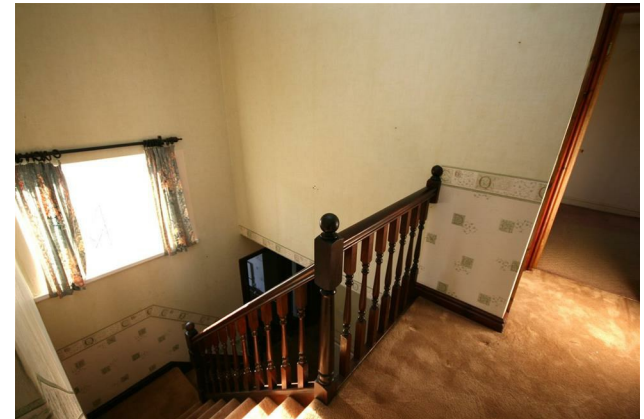
Gardens to the front side and the rear and drive to the front providing ample off road parking.

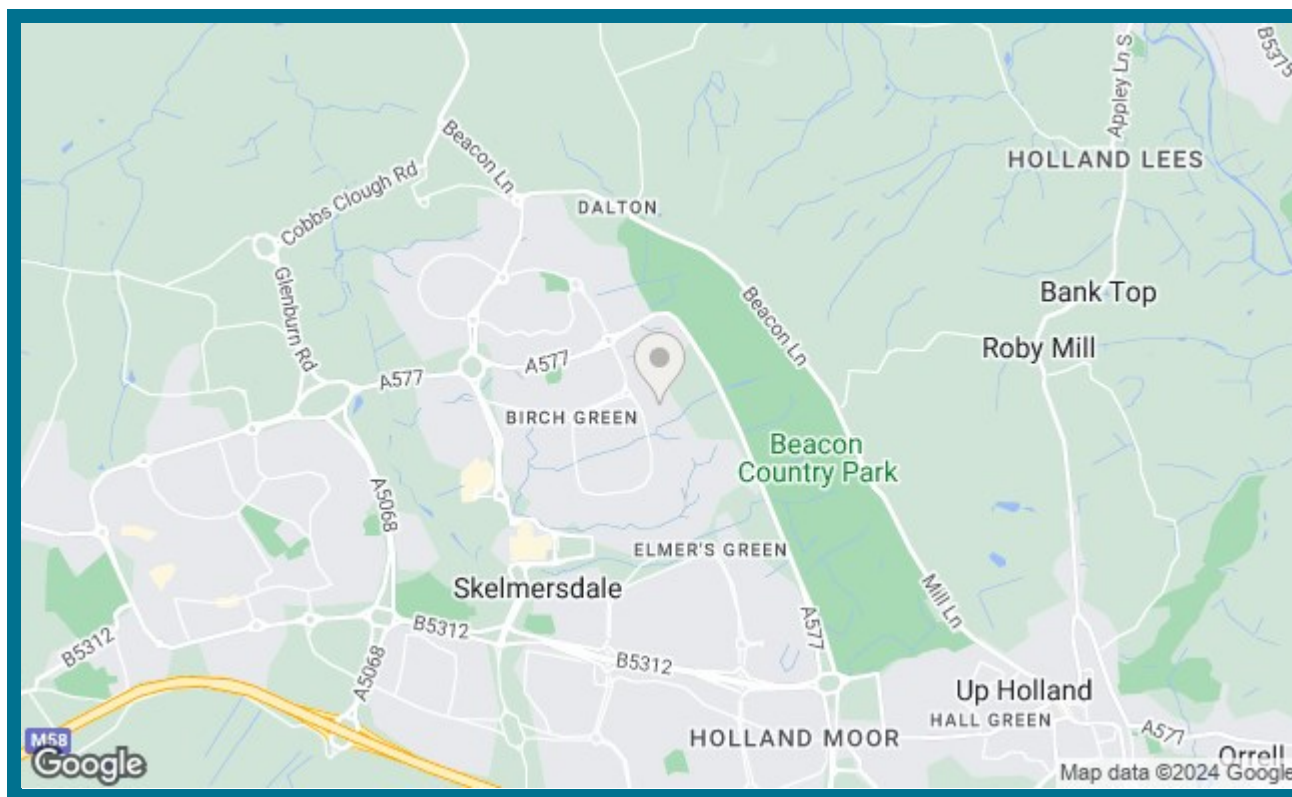
## Tenure

Freehold

## Council Tax

West Lancashire Band E





### 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](mailto:skelmersdale@brighouse-wolff.co.uk)

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

GROUND FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 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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