











## 72 Welbourne, Skelmersdale, Lancashire WN8 8LL

An early viewing is highly recommended of this delightful two/three bed semi detached house . Benefits include no onward chain delay and a great location for easy access to local amenities. The gas centrally heated and double glazed ( except feature window in Dining Room ) accommodation has been extended to the rear and comprises : enclosed porch, entrance hall, lounge , dining room, kitchen and bathroom with two ( formerly three ) bedrooms to the first floor. delightful low maintenance gardens to the front and the rear. Traditional brick, cavity wall construction. Gas central heating  
Mains water, sewerage and electricity West Lancashire Council Tax Band A. Fibre Broadband available in locality.  
Skelmersdale is a former coal mining area

Located in Old Skelmersdsdale, off Liverpool Rd, and within walking distance of the St Richards School, Sandy Lane Centre with medical and shops and the soon to be built Aldi supermarket. Good transport links include local buses and easy access to the M58 and the motorway network beyond.

### Porch

Enclose porch with double doors

### Entrance Hall

Stairs to the first floor.

### Lounge

12'2 x 11'8 max (3.71m x 3.56m max)

The spacious lounge has a double glazed square bay window to the floor and inset coal effect gas fire. Points for wall lights fitted.

### Dining Room

7'11 x 14'10 (2.41m x 4.52m)

The dining room is open through to the kitchen and has a feature Art Deco style, diamond shaped coloured window to the side elevation.

### Kitchen

7'9 x 8' (2.36m x 2.44m)

The kitchen has a range of base and wall units with worktops to accord and incorporates a gas cooker point, single drainer sink unit with mixer tap and tiled walls.

### Bathroom

The attractive suite comprises panelled bath, pedestal wash basin , low level W.C. and tiled walls and floor.

## FIRST FLOOR

### Landing

### Bedroom 1

10'7 x 11'8 (3.23m x 3.56m)

A front facing double bedroom with a range of fitted robes and cupboard house in the gas central heating boiler.

### Bedroom 2

9'6 narrowing to 6'7 x 14'10 (2.90m narrowing to 2.01m x 4.52m)

Originally two rear facing bedrooms which could be converted back.

### Gardens

Superb gardens to the front and the rear with side passage. The neat garden to the rear is laid out with borders, lawn areas with paths round, an ornamental fish pond, timber shed and greenhouse. It is enclosed by timber panel fencing.

## Material Information

Traditional brick, cavity wall construction.

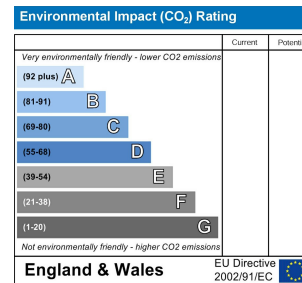
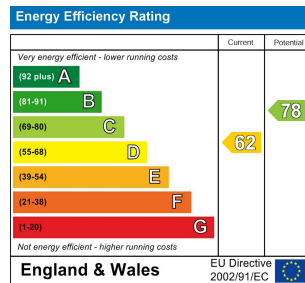
Gas central heating

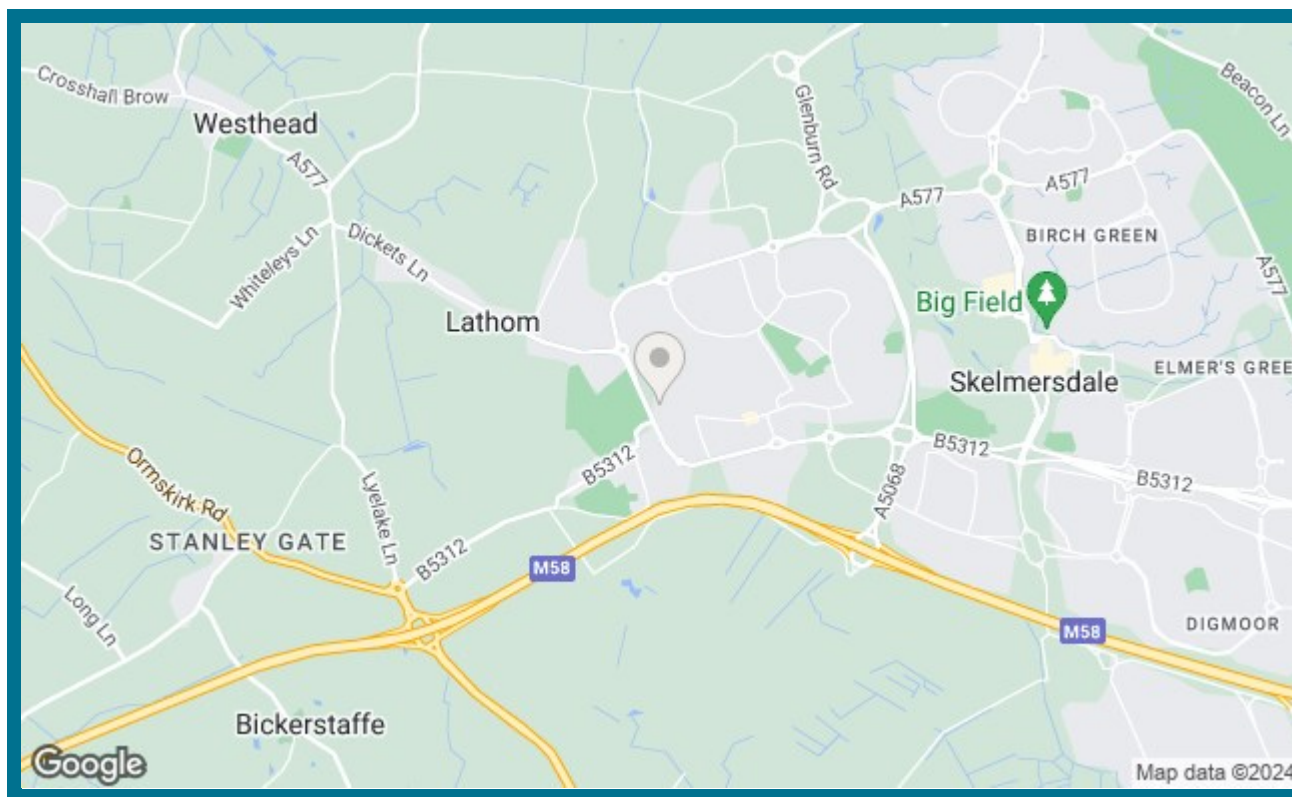
Mains water, sewerage and electricity

West Lancashire Council Tax Band A

Fibre Broadband available

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### Important Information

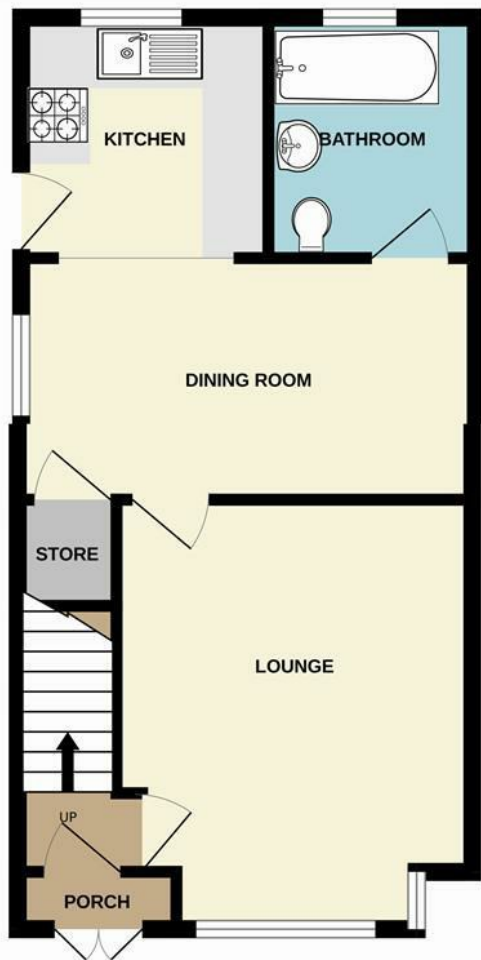
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

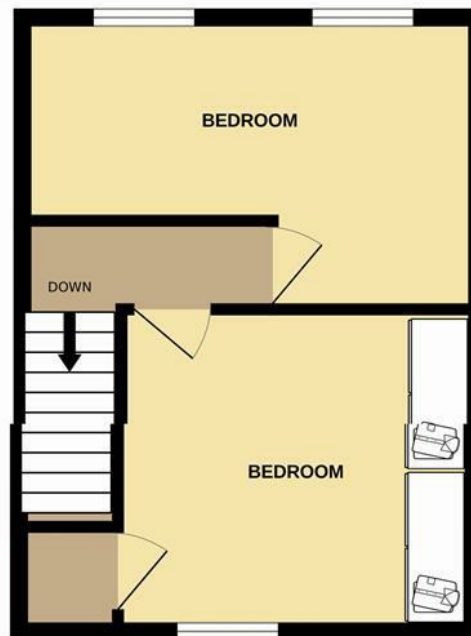
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Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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 an omission or mis-statement. This plan is for illustrative purposes only and should be used as such by a 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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