







44 Clayton Street, Skelmersdale, Lancashire WN8 8HX

A spacious end terraced house with adaptable accommodation which may suit an investor or as a large family home. Requiring some updating but offers tremendous potential, as it is a large terraced. Located in Old Skelmersdale and within walking of shops, medical centre and bus routes to Wigan and Ormskirk it has double glazed windows and a recently fitted gas combination central heating boiler. Comprising to the ground floor entrance hall with cloaks room off, 25ft lounge, inner reception room, W.C. dining kitchen and bedroom/ dining room. To the first floor there are three large double bedrooms and family bathroom. Externally there is a drive to the side leading to the enclosed rear garden. Beyond is a dilapidated building which could be demolished to make the garden larger. Freehold, mains gas, water and electricity, fibre broadband available locally.

DIRECTIONS

From our Sandy Lane office proceed to the roundabout taking fourth exit into Ormskirk road and continue into Clayton Street. where the subject property will be identified by our board, on the right hand side.

Entrance

Cloaks / Store Room

Impressive Lounge

25' x 14' (7.62m x 4.27m)

The large lounge has laminate flooring fitted and two double glazed windows to the side elevation.

Inner Hall

8'11 x 9'11 plus recess (2.72m x 3.02m plus recess)

Door to side elevation and laminate flooring fitted. laminate flooring fitted.

W.C.

Low level W.C. and wall mounted wash basin.

Dining Kitchen

15'11 x 10'10 plus recess (4.85m x 3.30m plus recess)

The kitchen has an extensive range of base and wall units with worktops and includes a one and one half single drainer sink unit with a mixer tap, plumbing for a washing machine and a dishwasher and a gas hob with oven beneath. Part tiled walls and tiled floor. Door to stairs.

Bedroom/Dining Room

11'2 x 13'7 (3.40m x 4.14m)

The dining room has double glazed French doors to the rear garden and laminate flooring fitted. This room could be used as a bedroom.

FIRST FLOOR

Landing

Long corridor landing.

Bedroom 1

15'8 x 14'5 (4.78m x 4.39m)

This large double bedroom is front has dual aspect with double glazed windows to the front and the side.

Bedroom 2

14'7 x 11'1 (4.45m x 3.38m)

Another large double bedroom with double glazed window to the side elevation

Bedroom 3

14'11 x 11'1 (4.55m x 3.38m)

Side facing with walk in store cupboard

Bathroom

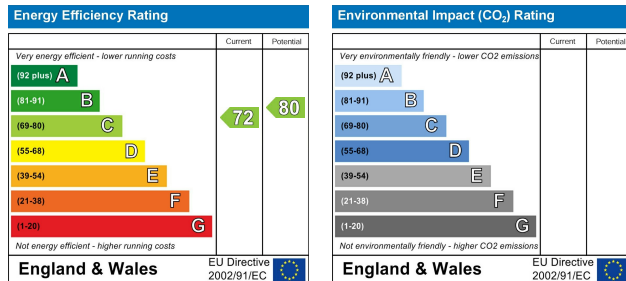
Suite comprising shower compartment, panelled bath , low level W.C. and pedestal wash basin. Laminate flooring , part tiled walls and ladder style radiator.

Outside

Drive to the side leads to the enclosed rear garden. The rear garden has timber decking and is enclosed by brick wall and timber panel fencing. To the rear there is a dilapidated building which could be demolished to make the garden bigger.

Material Information

Tenure is freehold, mains gas , electric and water connected , fibre broadband in local area, brick construction, council tax band A





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.



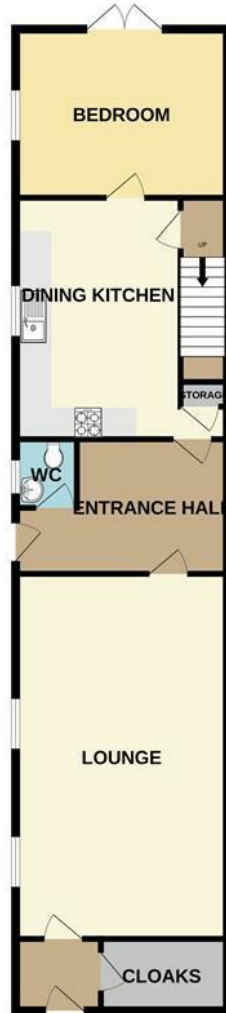
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GROUND FLOOR
908 sq.ft. (84.3 sq.m.) approx.



FIRST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 1659 sq.ft. (154.2 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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