



416 Ormskirk Road, Skelmersdale, Lancashire WN8 9NP

£149,995





416 Ormskirk Road, Skelmersdale, Lancashire WN8 9NP

An early viewing is highly recommended to avoid disappointment. This two double bedroom, (both with fitted robes) semi detached house has gas central heating and double glazed windows and comprises : entrance porch, lounge , breakfast kitchen, two bedrooms and bathroom. Attractive gardens to the front side and the rear. Located within easy reach of the Concourse shopping where there are buses to Wigan and Southport. Handy access to the motorway. Tenure is freehold, mains gas water and electricity and fibre broadband available locally.

Directions :

From our Sandy Lane office proceed to the roundabout taking the first exit onto Railway Road. Follow the road through three roundabouts and at Bone Island turn right onto Whiteledge Road. At the next roundabout take first exit into Gillibrands Rd. Turn next left into Spencers Lane and continue to the end. Turn right onto Ormskirk Rd and the subject property is on the left, identified by our For Sale Board.

Entrance Porch

uPVC front door and side panels. Laminate flooring fitted.

Lounge

13'10 x 11'10 (4.22m x 3.61m)

The spacious lounge has laminate flooring fitted and double glazed window. Useful under stairs store.

Breakfast Kitchen

13'9 x 11'10 (4.19m x 3.61m)

The kitchen has an extensive range of base and wall units and includes a breakfast bar, single drainer sink unit with mixer tap , gas hob , hood and oven. There is plumbing for washing machine and space for a tumble dryer. Part tiled walls and stairs to the first floor. Laminate flooring fitted.

FIRST FLOOR

Landing

Bedroom 1

11'3 x 11'10 (3.43m x 3.61m)

The rear facing double bedroom has a range of modern fitted robes. Store over stairs.

Bedroom 2

9'6 x 11'10 (2.90m x 3.61m)

Front facing double bedroom with a range of fitted robes.

Bathroom

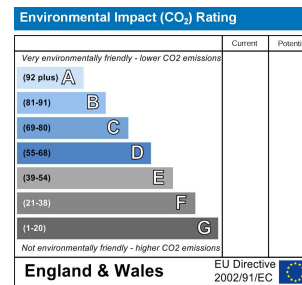
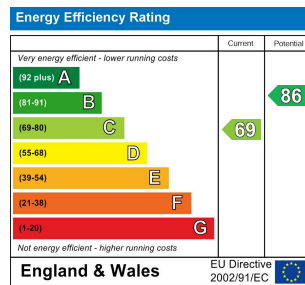
Suite comprising panelled bath with shower over, low level W.C. and pedestal wash basin. Tiled walls and floor.

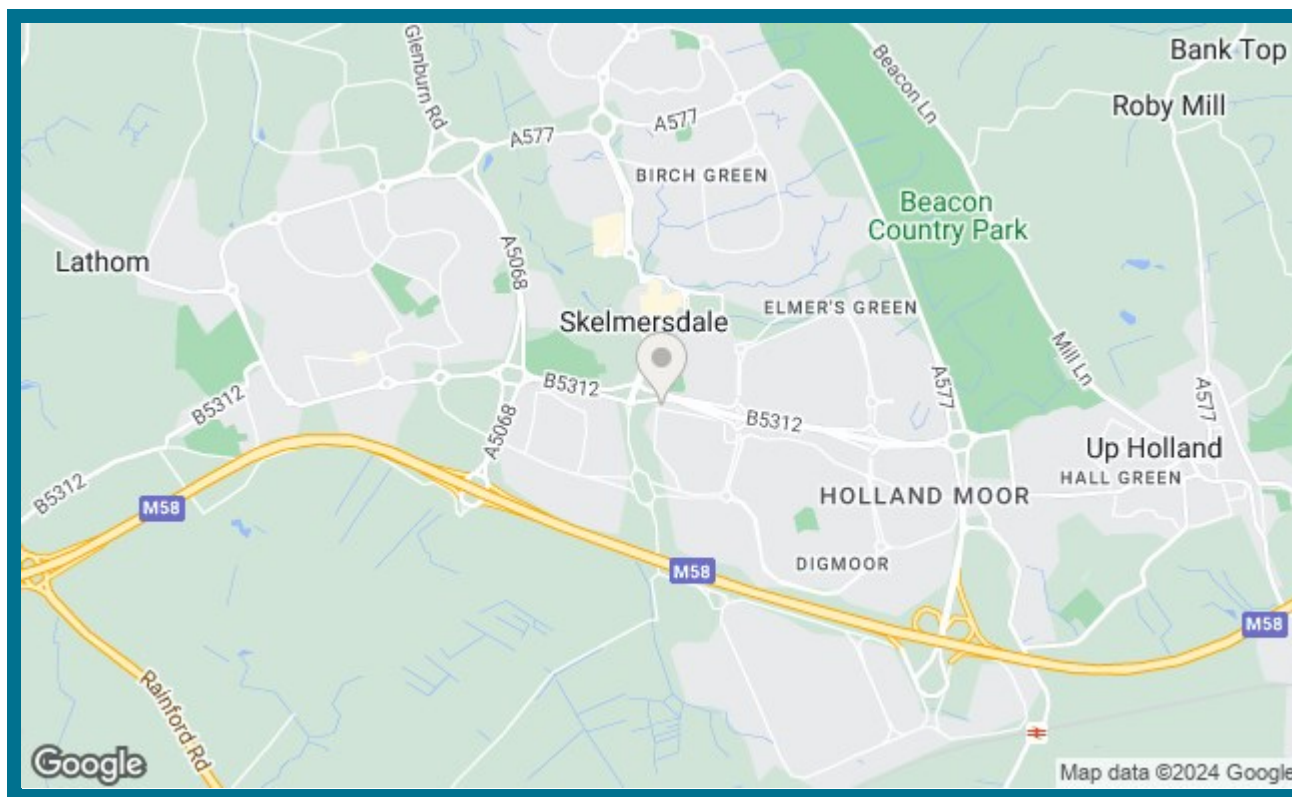
Gardens

Attractive gardens to the front and the rear. The front garden is gravelled for ease of maintenance and the drive to the side is flagged. Timber gate gives secure access to the enclosed mature garden to the rear which is not directly overlooked to the rear. Laid to lawn it has a cobbled path, flagged patio and timber shed.

Material Information

Traditional brick construction, tenure is freehold and mains gas , water and electricity . Fibre broadband is available locally.





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.



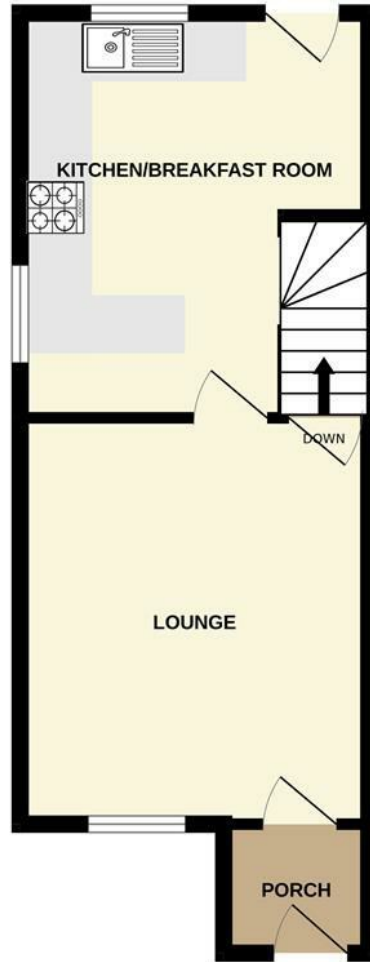
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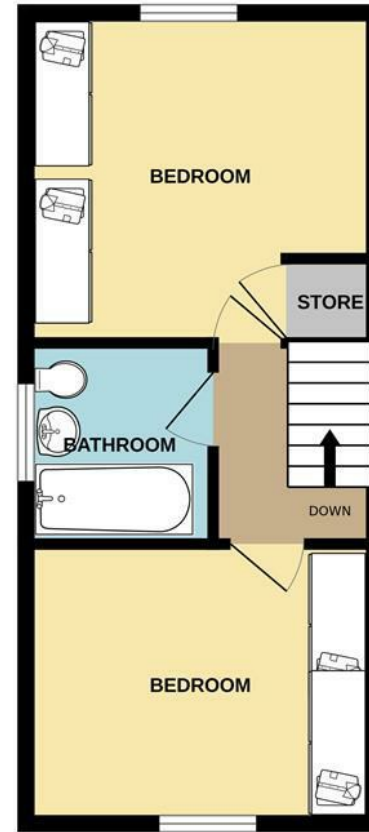
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GROUND FLOOR
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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