



70 Ormskirk Road, Skelmersdale, Lancashire WN8 0AQ
Offers Over £170,000





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Located in Upholland and within easy access of local amenities and motorway access, this delightful end terraced cottage has been recently, beautifully redecorated and updated including new front windows and composite front door, rewire and plastered and updated bathroom with new shower cubicle. The traditional brick built cottage, built 1935, has gas central heating and double glazed windows and mains electric gas and water. Comprising entrance hall, lounge with cast iron style fire surround, dining kitchen and two bedrooms, both with fitted robes, and bathroom to the first floor. Externally there is a small front garden and an enclosed garden to the rear with off road parking. The detached garage has been plastered and insulated and has power and light, but is subject to retrospective Building Regulations which we understand are being sought.

Directions :

From our Sandy Lane Office proceed to the roundabout taking first exit into Railway Road, continuing onto the dual carriageway to the end. Take the second exit into Windmill Road and turn left at the mini roundabout into Ormskirk Rd. Continue for approx. half a mile and the subject property is on the left hand side and will be identified by our For Sale Board.

Entrance Hall

Composite front door fitted . Stairs to the first floor.

Lounge

11'9 x 11'9 (3.58m x 3.58m)

The cosy lounge is well presented and has a cast iron style fire surround, picture rail and recently fitted double glazed window.

Dining Kitchen

7'8 x 14'8 (2.34m x 4.47m)

With an extensive range of base and wall units with worktops and china

display unit and including a single drainer sink unit, gas cooker point and plumbing for a washing machine and dishwasher. There is space for a dining table and French doors lead out to the rear garden. Useful under stairs store.

FIRST FLOOR

Landing

Bedroom 1

8'11 x 10'4 (2.72m x 3.15m)

The double bedroom to the rear has a range of fitted furniture.

Bedroom 2

10'10 x 7'2 (3.30m x 2.18m)

A rear facing bedroom with fitted robes.

Bathroom

The attractive bathroom has panelled bath, combination W.C. and wash basin unit and a recently fitted shower compartment. Part tiled walls and a tiled floor and inset spot lights to the ceiling.

Former Garage

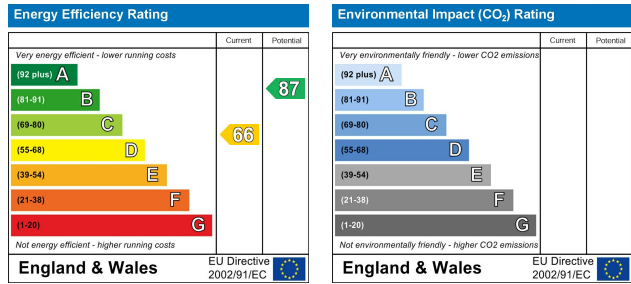
The garage to the rear has been insulated and plastered and has power and light,, but is subject to retrospective Building Regulations which we understand is being sought.

Gardens

The low maintenance garden to the front has path to the front door. The drive to the side of the property provides shared access with timber gates to the rear garden. The rear garden has a flagged patio and lawn area with hardstanding for off road parking and double timber gates to the rear.

Material Information

Tenure is leasehold for 999years minus 10 days from 1/11/1933 with ground rent of £12.50 pa. Fibre broadband available .





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.



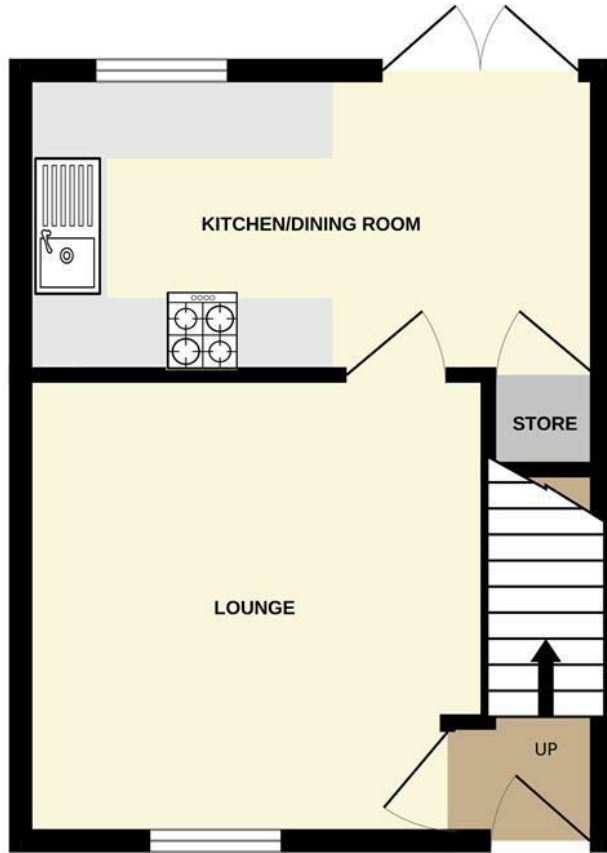
82 Sandy Lane, Skelmersdale, Lancashire, WN8 8LQ

Tel: 01695 722251

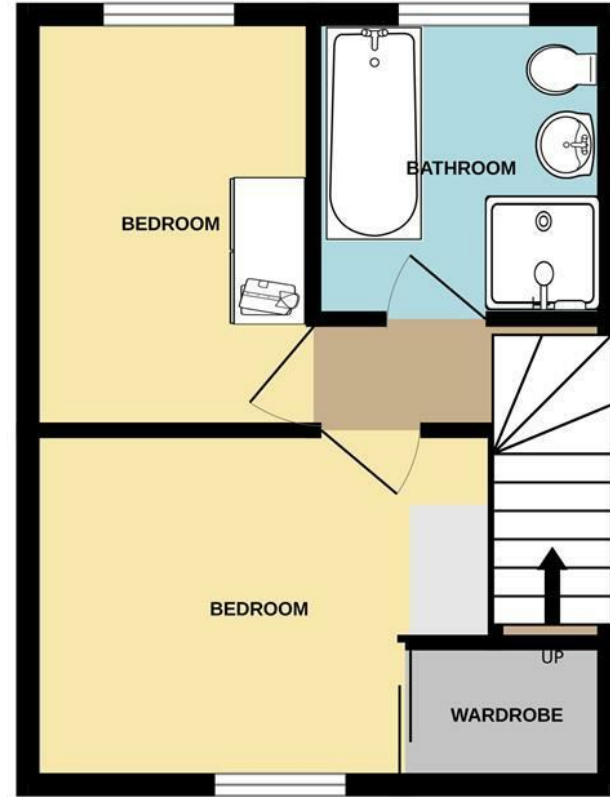
skelmersdale@brighouse-wolff.co.uk

www.brighouse-wolff.co.uk

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 568 sq.ft. (52.8 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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