







14 Olive Grove, Skelmersdale, Lancashire WN8 8EW

An early viewing is highly recommended to avoid disappointment. Located in Old Skelmersdale and having a recently fitted gas combination boiler and double glazed windows the well presented accommodation comprises : entrance hall, lounge, superb dining room with French doors, kitchen, utility and W.C. and three bedrooms, principle with fitted robes, and an attractive shower room. Superb garden to the rear with timber summer house. Handy for local amenities including popular schools. Easy access to the motorway and buses to Wigan and Southport.

From our Sandy Lane office proceed to the roundabout taking third exit in to Neverstitch Road and at the first roundabout turn right onto School Lane then take the fifth turning on the right into Cambridge Road and first left into Olive Grove. The property is at the top of the road, indicated by our For Sale Board.

Entrance Hall

The spacious entrance hall has laminate flooring fitted and stairs to the first floor.

Lounge

11'11 x 13'1 (3.63m x 3.99m)

The lounge has a double glazed bay to sill window, laminate flooring and timber fire surround with electric fire.

Dining Room

12'2 x 12 (3.71m x 3.66m)

The delightful dining room has double glazed French doors out to the superb rear garden. Laminate flooring fitted.

Kitchen

10'4 x 7'9 (3.15m x 2.36m)

With a modern range of base and wall units with worktops to accord and

including a gas hob with hood and oven below and a single drainer sink unit with mixer tap.

Utility

8'9 x 7'9 plus recess (2.67m x 2.36m plus recess)

Base units and worktop with plumbing for a washing machine and space for a tumble dryer. The floor is tiled.

W.C.

Low level W.C. tiled walls and floors

FIRST FLOOR

Landing

Store cupboard

Bedroom 1

Front facing double bedroom with laminate flooring and a range of fitted robes and laminate flooring fitted.

Bedroom 2

Rear facing double bedroom with laminate flooring fitted and built in robes.

Bedroom 3

7'5 x 9'3 maximum measurements (2.26m x 2.82m maximum measurements)

Front facing with laminate flooring fitted. Wall mounted cupboard housing the gas combination central heating boiler. (fitted 12 months)

Shower Room

Attractive suite comprising tiled shower compartment, wash basin and W.C. with vanity and counter. Tiled walls and floor.

Gardens

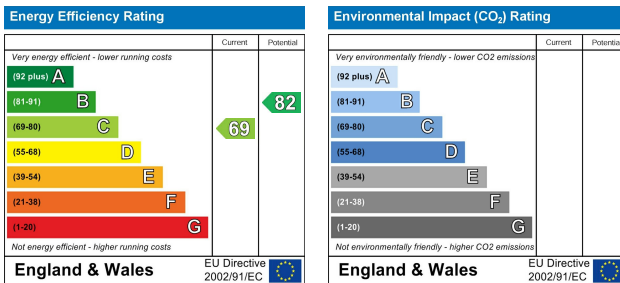
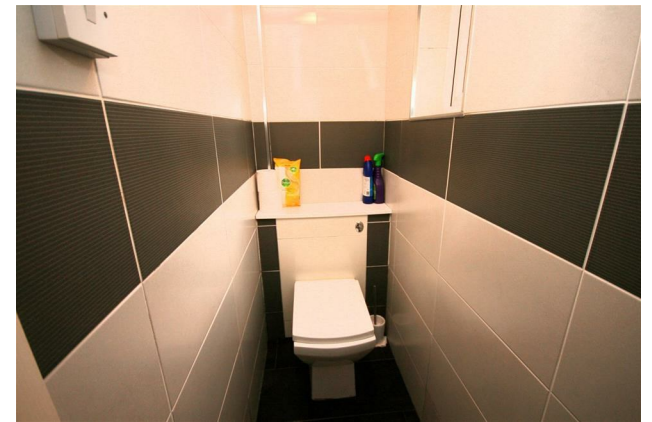
Garden to front is laid to lawn. The superb rear garden has been cared for by the family and is a real feature of the property. It is not directly overlooked to the rear and has a large flagged patio, lawn with gravelled borders, for ease of maintenance and timber decking with a large timber summer house. Timber gate gives pedestrian access to the rear.

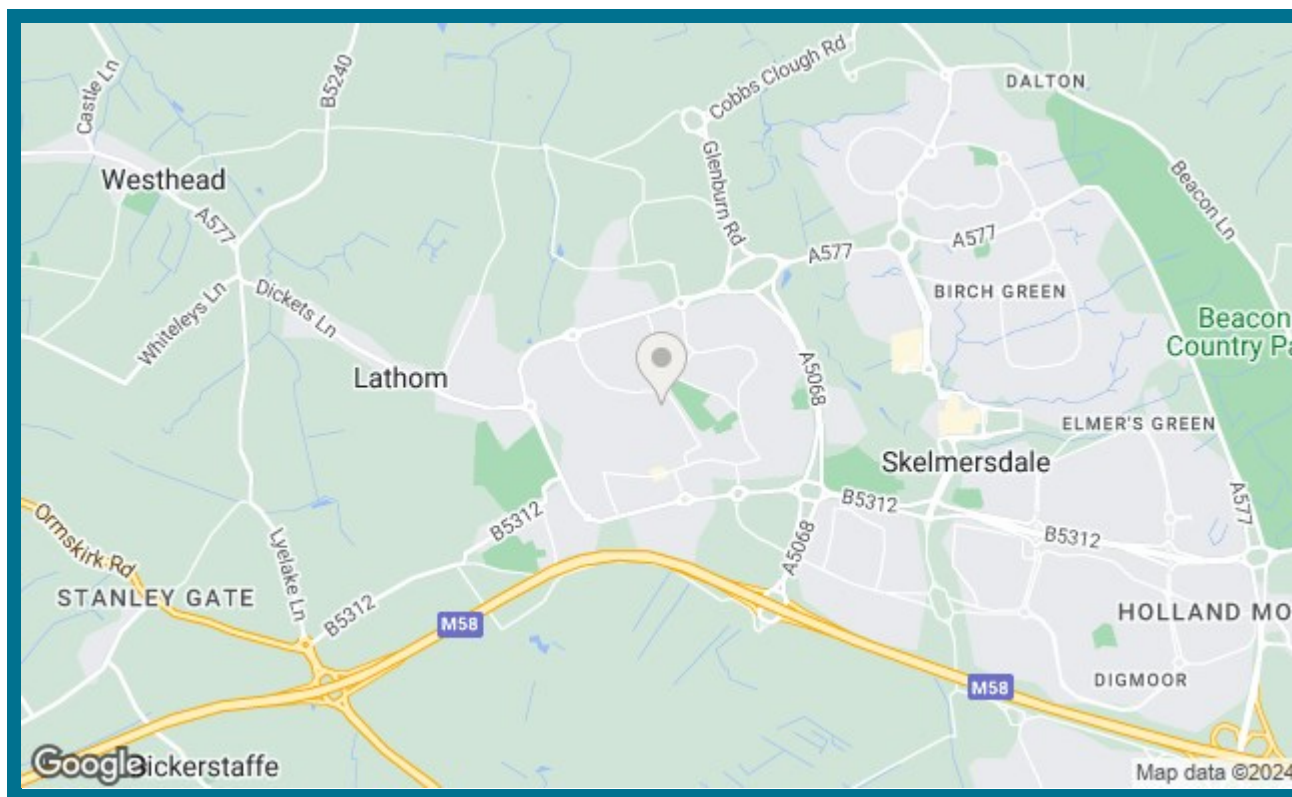
Tenure

Freehold

Council Tax

West Lancashire 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.



82 Sandy Lane, Skelmersdale, Lancashire, WN8 8LQ

Tel: 01695 722251

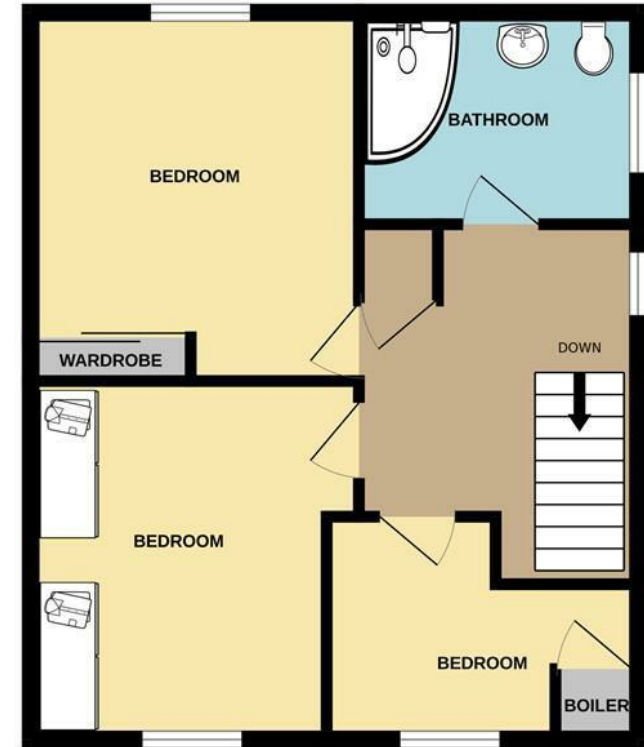
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GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 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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