







8 Hutton Road, Skelmersdale, Lancashire WN8 8HS

Located within walking of a Medical Centre, local shops , including the new Aldi , and schools this two bedroom end terraced, (could be converted to three bedrooms subject to building regulations) must be viewed. The deceptively spacious accommodation comprises : entrance hall, two large reception rooms and kitchen with dining area. To the first floor there are currently two double bedrooms and bathroom. Delightful mature gardens to the rear with brick outbuilding hosing W.C. Located in Old Skelmersdale with good transport links with buses to Wigan and Southport and easy access to the M58. The historic market town of Ormskirk is only 5 miles away with Edge Hill University and trains to Liverpool and Preston. Council Tax Band A. Mains water, gas and electric ,Ultrafast Broadband and Mobile Voice and Data available Ofcom website March 2024

Entrance

Lounge

11'8 x 14'1 (3.56m x 4.29m)

Fire with fire surround and points for wall lights.

Second Lounge

17'4 x 14'1 (5.28m x 4.29m)

The second reception room has stairs to the first floor

Kitchen with Dining

24'10 x 7'8 (7.57m x 2.34m)

The kitchen has a range of base and wall units with worktops to accord and includes a single drainer sink unit gas cooker point, plumbing for a washing machine and part tiled walls

FIRST FLOOR

Landing

Access to the roof void.

Bedroom 1

11'7 x 14'1 (3.53m x 4.29m)

Front facing with fitted robes.

Bedroom 2

13'11 x 10'11 (4.24m x 3.33m)

Subject to building regulations this room could be converted to two bedrooms. Walk in store under the stairs.

Bathroom

Suite comprising panelled bath, low level W.C. pedestal wash basin and a shower compartment

Gardens

Superb garden to the rear is laid to lawn with mature borders. Flagged patios and timber shed. Brick outbuilding with W.C.

Material Information

Tenure

Freehold

Council Tax

West Lancashire Band A

Mobile and Internet

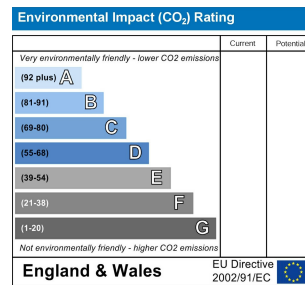
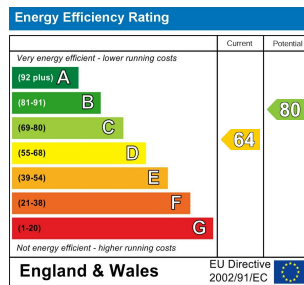
Ultrafast Broadband Available

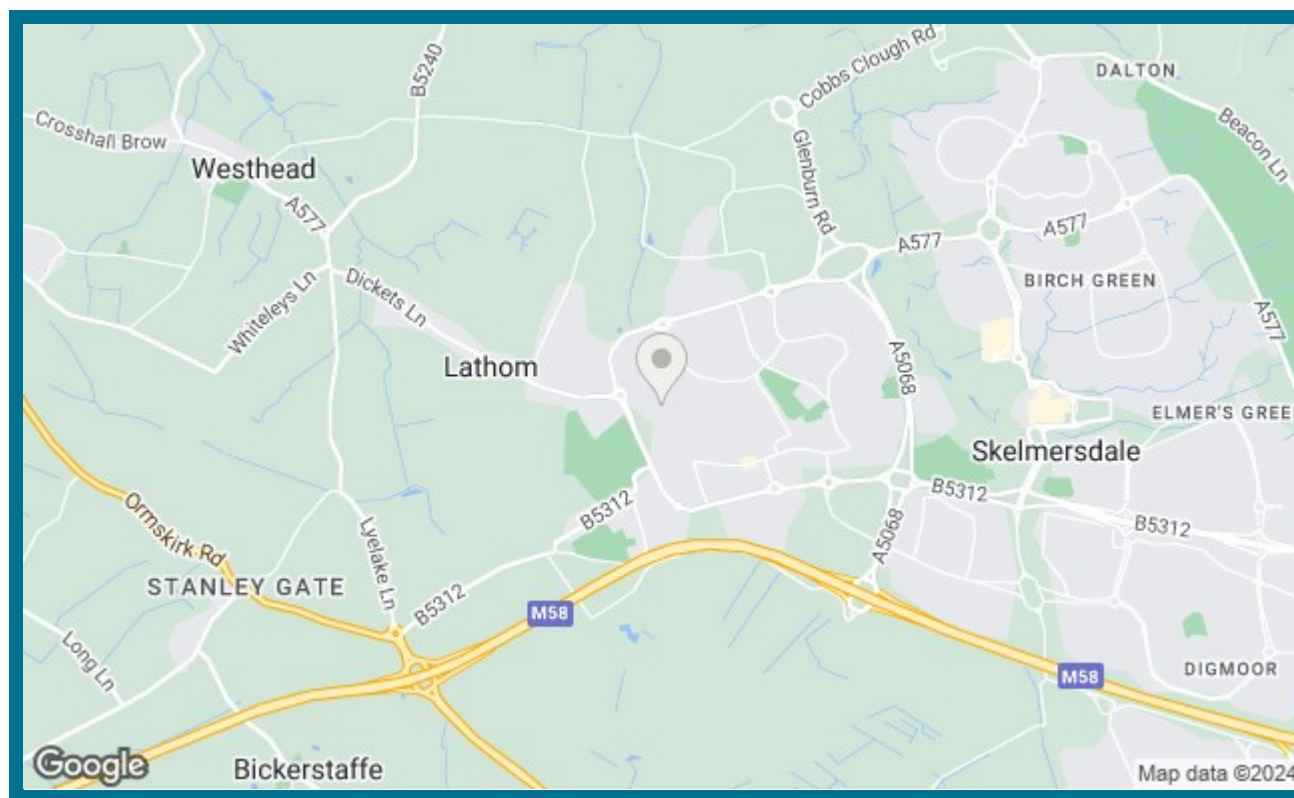
Mobile Voice and Data available

Ofcom Website. March 2024

Utilities

Mains gas , water and electricity





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



1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1076 sq.ft. (99.9 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.

Made with Metropix ©2024



