



31 Luddington Drive, Skelmersdale, Lancashire WN8 6HF

£205,000





31 Luddington Drive, Skelmersdale, Lancashire WN8 6HF

An early viewing is highly recommended. Located on an a small development , built 2020, and very handy for the Town Centre and a popular school just opposite. It is a three bedroom linked detached with attached garage, which could be converted subject to building regulations approval to a fourth bedroom or for home working. The beautifully presented accommodation has gas central heating and double glazed windows and comprises : entrance porch with cloaks off, spacious lounge and modern fitted kitchen with space for a dining table and double glazed French doors to a superb garden to the rear. To the first floor there are three bedrooms and an attractive bathroom. Located in the popular Ashurst area with good access to the M58 and the motorway network beyond.

Entrance Porch

LVT flooring and double glazed window fitted.

Cloaks

Modern suite comprising low level W.C. and wash basin . Extractor fan and LVT flooring fitted.

Lounge

14'7 x 14'8 (4.45m x 4.47m)

The spacious lounge has LVT flooring fitted and useful under stairs store. Stairs to the first floor.

Kitchen with Dining

9'6 x 14/8 (2.90m x 4.27m/2.44m)

A superb range of base and wall high gloss units with worktops to accord and including a single drainer sink unit with a mixer tap, gas hob with hood and oven fitted beneath, plumbing for a washing machine and ample space for a large fridge freezer. LVT flooring fitted and space for a dining table with French doors leading out to the rear garden.

FIRST FLOOR

Landing

Access to the roof void

Bedroom 1

11'1 into recess narrowing to 7'6 x 8'3 (3.38m into recess narrowing to 2.29m x 2.51m)

A front facing bedroom

Bedroom 2

9'7 x 8'3 plus recess over the stairs (2.92m x 2.51m plus recess over the stairs)

Rear facing with built in robe with mirrored sliding doors.

Bedroom 3

8'2 x 6'1 (2.49m x 1.85m)

Front facing

Bathroom

Modern suite with panelled bath with shower attachment over, low level W.C. and pedestal wash basin. The walls are part tiled.

Attached Garage

Possible conversion of the garage to a fourth bedroom/ home working space with bi fold doors to the rear garden., subject to building regulation approval. Storage to the front portion of the garage could be retained with electric garage doors currently fitted.

Outside

The property has mature gardens to the front and the rear. The front garden is laid to lawn with drive leading to the attached garage. The

enclosed garden to the rear is a real feature of the property with Indian Stone patio and newly laid turf. Security light fitted.

Material Information

Internet and Mobile

Ultrafast Broadband Available

Mobile Voice and Data available

Ofcom Website March 2024

Utilities

Mains gas, electric and water

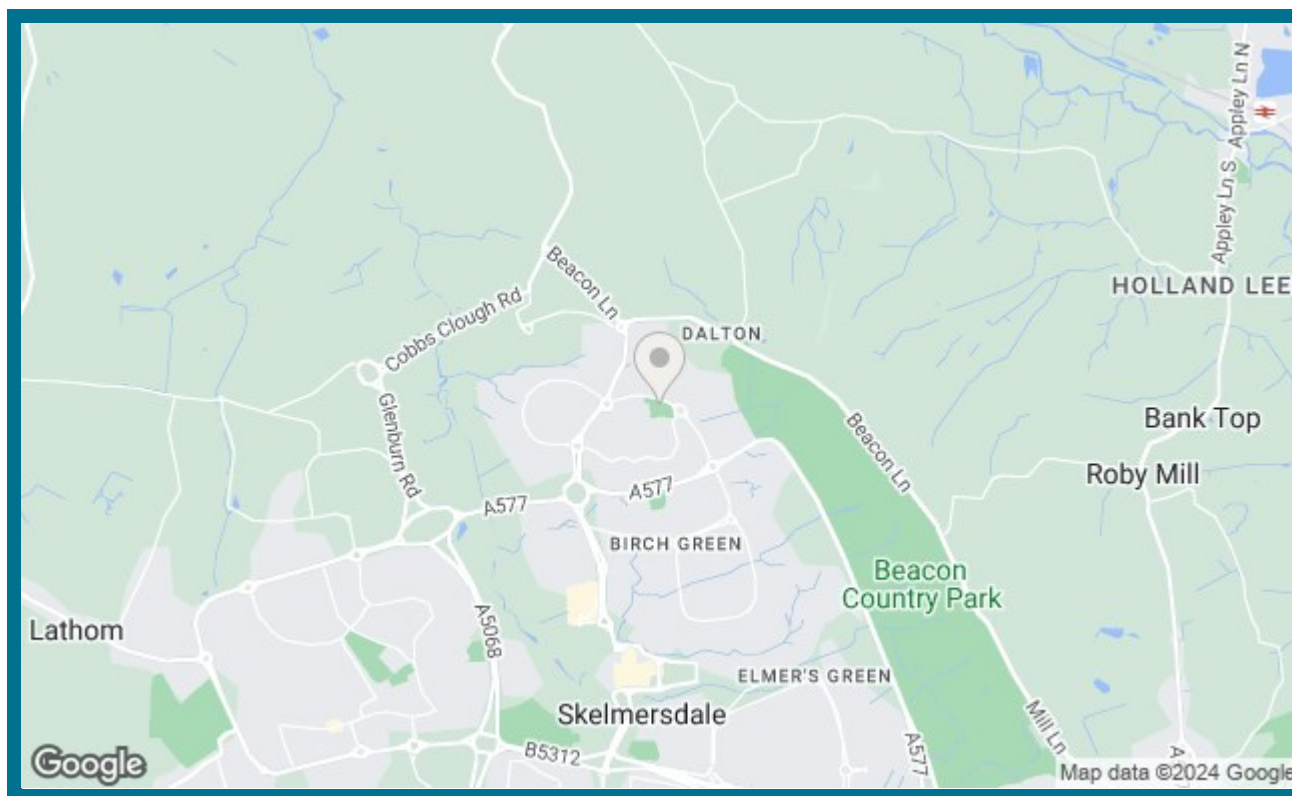
Tenure

Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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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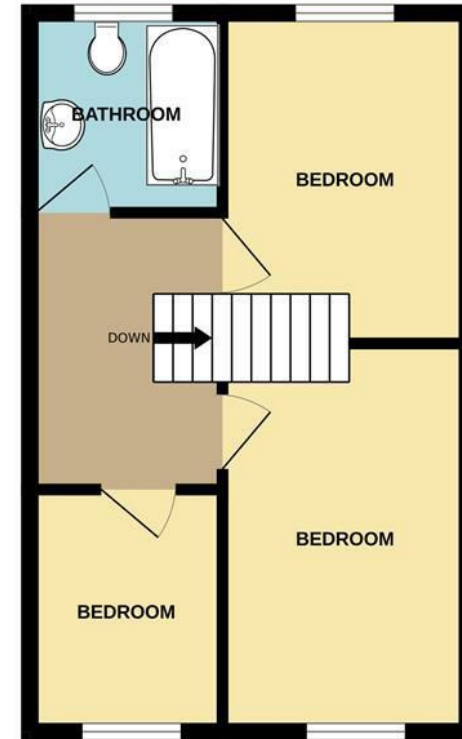
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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (81.0 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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