



BW
BRIGHOUSE
WOLFF

24 Church Road, Skelmersdale, Lancashire WN8 8RR

£274,950





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Situated upon Church Rd on a large plot this spacious three bedroom detached house is offered with no onward chain delay. Within walking distance of Crow Orchard Primary school and handy for local amenities, including the new Aldi store it also has easy access to the motorway network. The gas centrally heated and double glazed accommodation comprises: spacious entrance hall, 24ft lounge, dining kitchen and three double bedrooms to the first floor with shower room and separate W.C. Integral single garage and superb gardens to the front and the rear. Ample off road parking to the front garden. An early inspection is recommended to avoid disappointment. Tenure is Freehold, mains gas, electric and water and fibre broadband available in the local area.

DIRECTIONS

From our Sandy Lane office proceed to the roundabout taking the third exit into Neverstitch Road, continue over the next two roundabouts and at the following roundabout take second exit into School Lane. Continue along School Lane and the subject property is on the left hand side, identified by our For Sale board.

Entrance Hall

Double glazed uPVC front door leads into the spacious entrance hall with stairs to the first floor and useful under stairs store.

Dining Kitchen

11'11 x 8'9 (3.63m x 2.67m)

The kitchen has space for a table and a range of base and wall units with worktops to accord and includes unit for fridge/ freezer, single drain sink unit, gas hob and double oven with a cooker hood over. The walls are part tiled and there are inset spot lights fitted to the ceiling. uPVC door to side elevation.

Lounge

11'1 x 24' (3.38m x 7.32m)

The large lounge has a marble effect fire surround.

FIRST FLOOR

Landing

Airing cupboard housing the gas central heating boiler.

Bedroom 1

12'11 x 11'2 max (3.94m x 3.40m max)

A rear facing double bedroom with an extensive range of fitted robes.

Bedroom 2

11'3 x 12'6 (3.43m x 3.81m)

Rear facing double bedroom with fitted robes.

Bedroom 3

12' x 8'4 (3.66m x 2.54m)

Front facing

Shower Room

Suite comprising tiled shower compartment with seat and extractor fan and wash basin in vanity unit. Store housing gas central heating boiler.

Gargae

The integrated single garage has up and over doors and door to side for pedestrian access.

Gardens

The property sits upon a large plot with formal gardens to the front side and the rear. The front garden is paved, leading round to the side of the

property. There is ample room for off road parking. The impressive garden to the rear has a large lawn area and flagged patio. Large timber shed.

Material Information

Superfast Broadband and Voice and Data mobile as per Ofcom March 2024

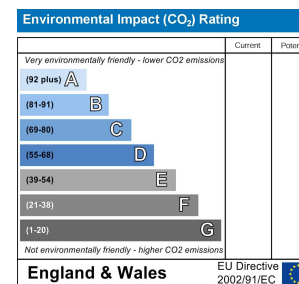
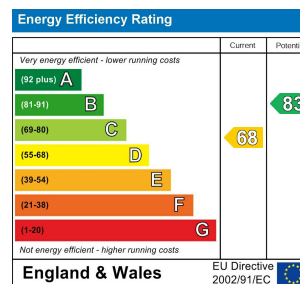
Traditional Brick Construction

Council Tax Band

Mains electric

Note

Grant of Probate





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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GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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