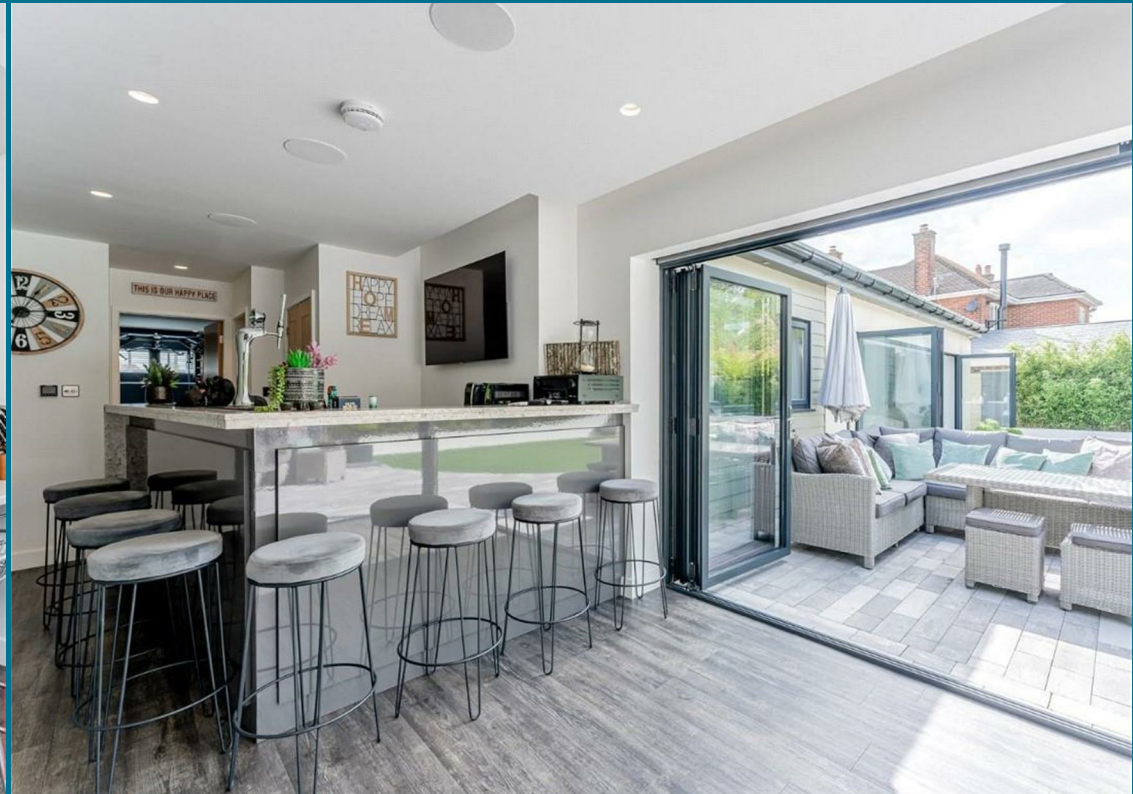
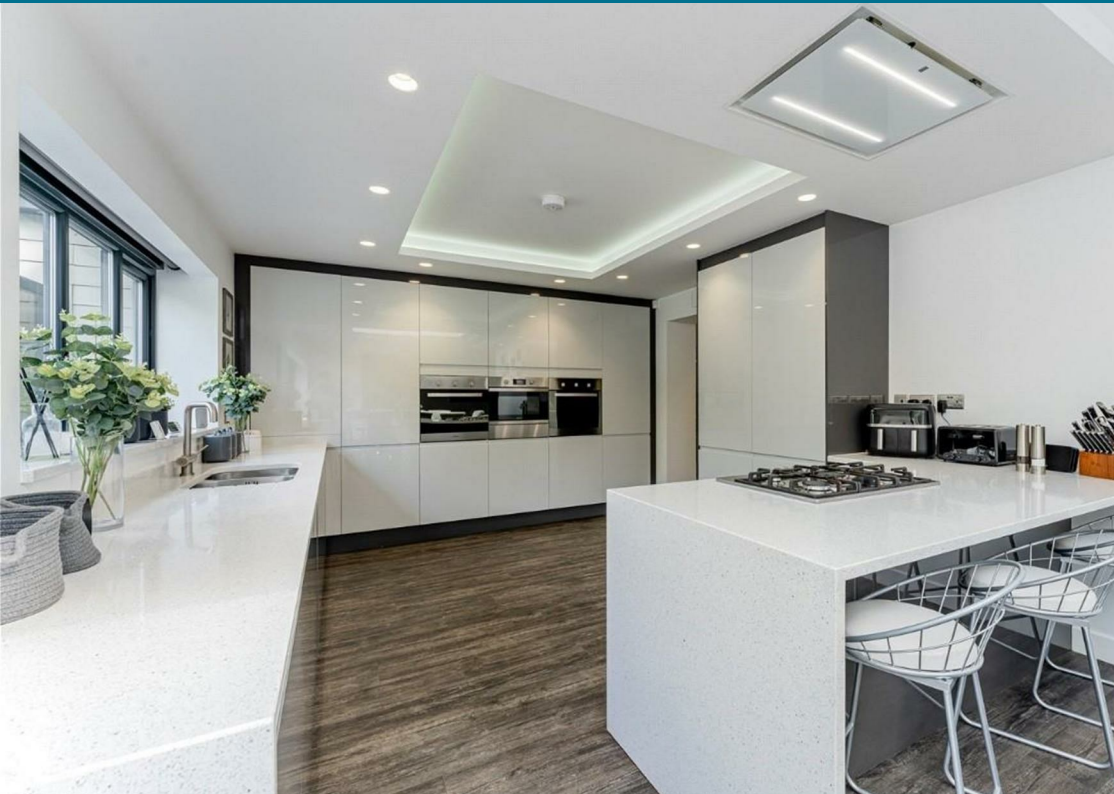




BW
BRIGHOUSE
WOLFF

193 High Street, Skelmersdale, Lancashire WN8 8AF

£510,000





193 High Street, Skelmersdale, Lancashire WN8 8AF

A early viewing is highly recommended to avoid disappointment. This superb three bedroom detached house has been beautifully designed by the vendors and is presented to a high standard throughout. Features include an integrated sound system, numerous built in large screen T.V.s, underfloor heating and electric blinds to the rear of the property. Triple glazed windows (except bi fold doors) are fitted and the rear garden is block paved with artificial grass and hot tub. The secure front garden has electric gates and provides off road parking for numerous vehicles.

Comprising imposing entrance, lounge open to the kitchen, and dining room, with integrated appliances, sitting/family room, gym, bar and garden room, cloaks. To the first floor there are three double bedrooms, principal with walk in dressing room and en suite, and a fabulous four piece bathroom suite which has T.V. fitted. Externally there is an attached work room which has a variety of uses. This impressive property sits upon the High Street in Old Skelmersdale and is within easy access of local amenities including the new Aldi, Medical Centre and popular schools. Good transport links include M58 and only 5 miles away from the Ancient market town of Ormskirk with trains to Liverpool and Edge Hill University.

Impressive Entrance

Double front doors open into the spacious vestibule with stairs to the first floor.

Sitting Room /Family Room

12'8 x 13'1 (3.86m x 3.99m)

A second reception room with built in large screen T.V. and integrated speakers.

Formal Lounge

27'3 x 14'8 (8.31m x 4.47m)

A spacious dual aspect room with built in large TV and integrated speakers

and leading into the superb kitchen and dining room. The double glazed bi fold doors out to the rear garden and it is an ideal entertaining space. Electric blinds fitted to the rear. Underfloor heating

Kitchen with Dning

The superb kitchen is open from the lounge and has an extensive range of fitted base and wall units, with quartz worktops, and including, sink unit, integrated full height fridge and freezer, dishwasher, double oven, microwave and warming drawer. The central island has a five burner gas hob. Cupboard housing gas combination central heating boiler. Underfloor heating.

Inner Hall

Two useful stores

Gym

The former garage has been converted to a gym, but could have a variety of uses.

W.C.

Attractive modern suite comprising low level W.C. and wash basin

Garden Room with Bar

Fully stocked bar with two sets of Bi Fold doors open out to the rear garden, ideal for entertaining. Useful utility cupboard with plumbing for a washing machine.

FIRST FLOOR

Landing

Principle Bedroom

14'11 x 11'5 (4.55m x 3.48m)

The superb double bedroom has a walk in dressing room, built in large screen T.V.

En-Suite

Superb suite comprising wet room shower, back to wall, low level W.C. and wash basin with waterfall mixer tap.

Bedroom 2

13'5 x 13'6 (4.09m x 4.11m)

A front facing double bedroom with a range of fitted robes.

Bedroom 3

8'8 x 10' (2.64m x 3.05m)

Fitted robes. Access to the roof void via pull down ladder. The loft area is boarded with spot lights fitted.

Family Bathroom

Superb suite with freestanding bath, low level W.C., pedestal wash basin and double walk in shower with screen. Integrated T.V.

Gardens

Attractive and low maintenance gardens to the front and the rear. The front garden has electric gates and ample space for numerous vehicles. Access to attached store/ workshop. To the rear is a superb walled garden with block paved patio and artificial lawn and mature borders. Water feature.

Attached workshop/Office

A ideal space for home working with separate access

Material Information

Tenure

Freehold

Internet and Mobile

Superfast Broadband Available

Mobile Voice and Data available

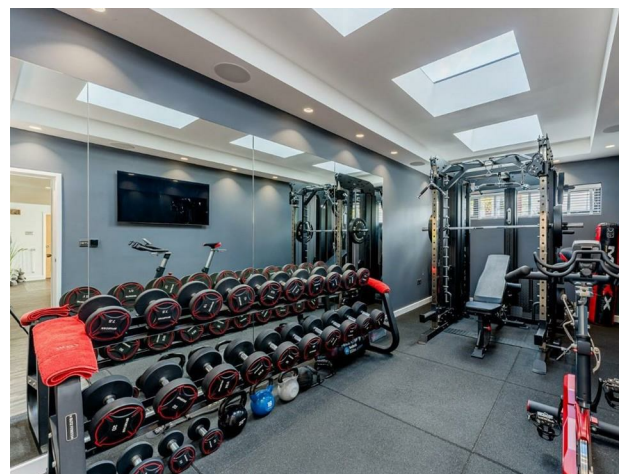
Ofcom Website. March 2024

Council Tax

West Lancashire Band D

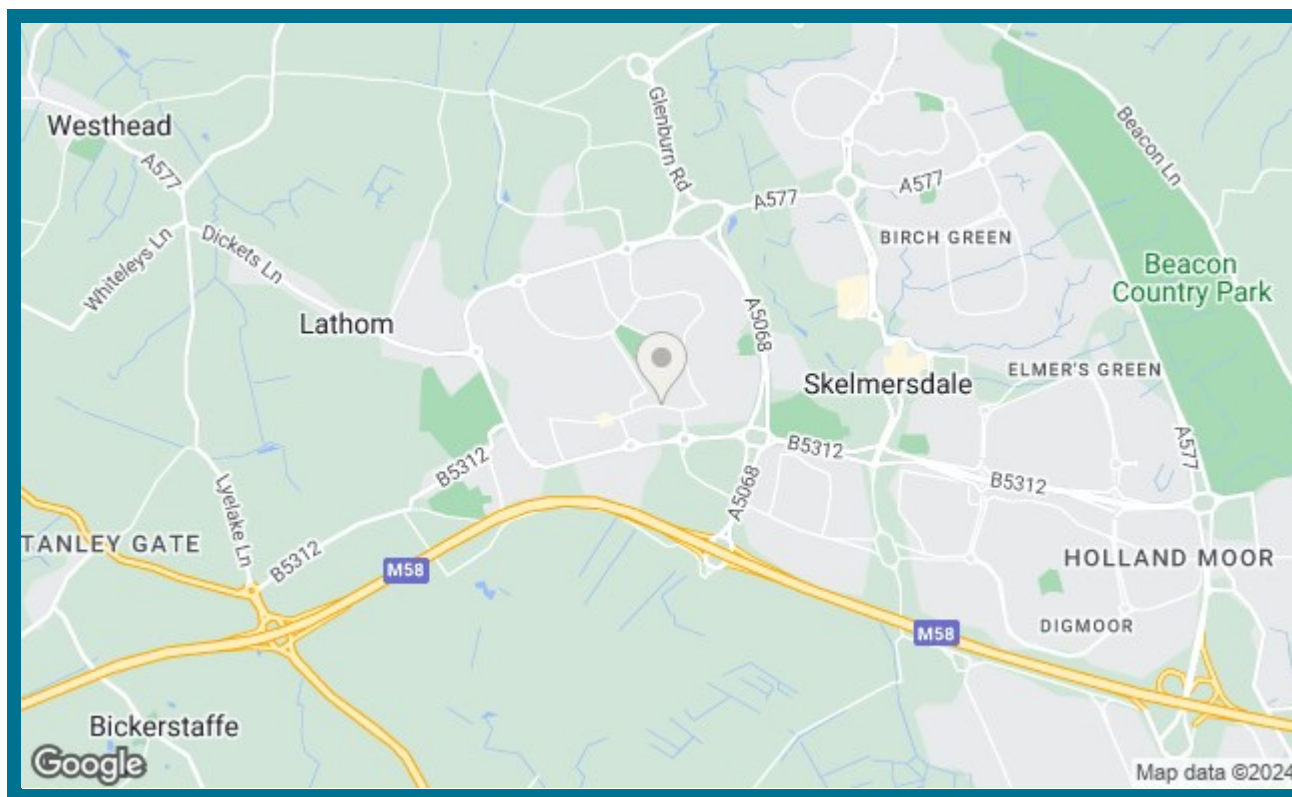
Utilities

Mains electric, gas and water



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
	71 77
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current	Potential
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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GROUND FLOOR
1583 sq.ft. (147.1 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



HIGH STREET

TOTAL FLOOR AREA : 2242 sq.ft. (208.2 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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