



*BW*  
BRIGHOUSE  
WOLFF

13A Waverley, Skelmersdale, Lancashire WN8 8BD

£79,950







## 13A Waverley, Skelmersdale, Lancashire WN8 8BD

This superb two bedroom ground floor flat with GARDEN. The flat comprises entrance hall, open plan lounge and kitchen, modern bathroom and two bedrooms. It has double glazed windows and modern wall mounted oil filled electric heaters. It is situated within easy walking distance of local amenities including schools, shops, post office and health centre. The new Aldi Store is located 2 minutes away. With easy access to the M58 and buses to Wigan and Ormskirk and Southport it is ideal as an investment ( currently achieving £550 per month ) or for your first home as it will be sold with vacant possession. Council Tax Band A. Ultrafast Broadband and Mobile Voice and Data available as per Ofcom Website April 2024. Tenure is Leasehold for 125 years commencing 1st December 1995. Service charge £546.55 to include Ground rent, Communal Repairs & lighting, management costs, BUILDINGS INSURANCE & caretaker.

### DIRECTIONS

From our Sandy Lane Office proceed to the roundabout taking first exit into Railway Road continuing through the next roundabout, at the third roundabout turn left into Westgate, at the following roundabout turn left. The subject property is on the right and will be identified by our For Sale Board.

### Entrance Hall

Composite double glazed front door, spacious entrance hall with laminate flooring and large walk in store cupboard.

### Open Plan Lounge and Kitchen

20'5 x narrowing to 7'11 x 17'8 narrowing to 10' (6.22m x narrowing to 2.41m x 5.38m narrowing to 3.)

Lounge area has laminate flooring, oil filled heater, three double socket points and double glazed window to the front elevation. The modern Kitchen area has a range of base and wall units with worktops and

splashback to accord, incorporating electric hob with stainless steel canopy hood over, electric oven and composite sink and drainer with mixer tap, laminate flooring, inset spotlights to the ceiling and double glazed window, numerous electric sockets. Door to utility cupboard which has hot water tank.

### Bedroom 1

14'9 x 9'11 (4.50m x 3.02m)

Rear facing, double glazed window with blinds fitted, three double sockets.

### Bedroom 2

9'4 x 7'5 (2.84m x 2.26m)

Rear facing, double glazed window with blinds fitted, three double sockets.

### Bathroom

Modern fitted bathroom suite comprising ` P `shaped bath with electric shower over, low level WC and pedestal wash hand basin, tiled walls, double glazed window and electric stainless steel ladder effect radiator.

### Outside

To the rear of the property is an enclosed low maintenance garden. Out door store cupboard.

### Material Information

### Tenure

Leasehold for 125 years commencing 1st December 1995

### Internet and Mobile

Ultrafast Broadband Available

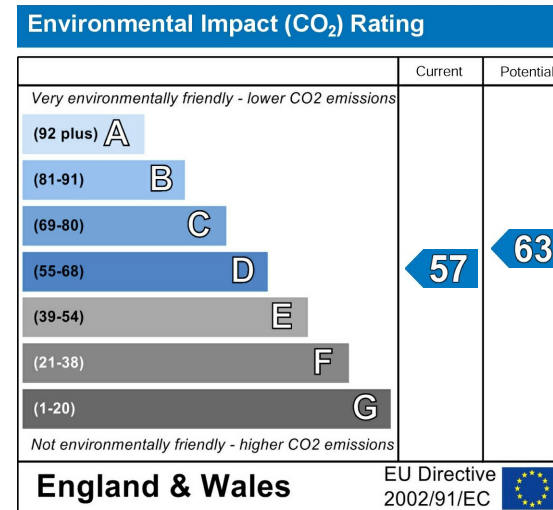
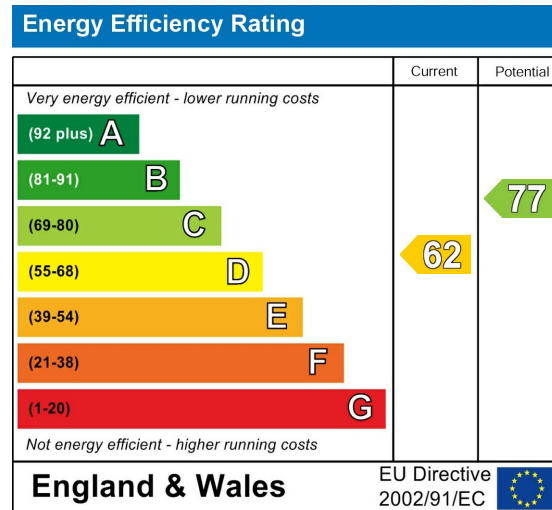
Mobile Voice and Data available

Utilities

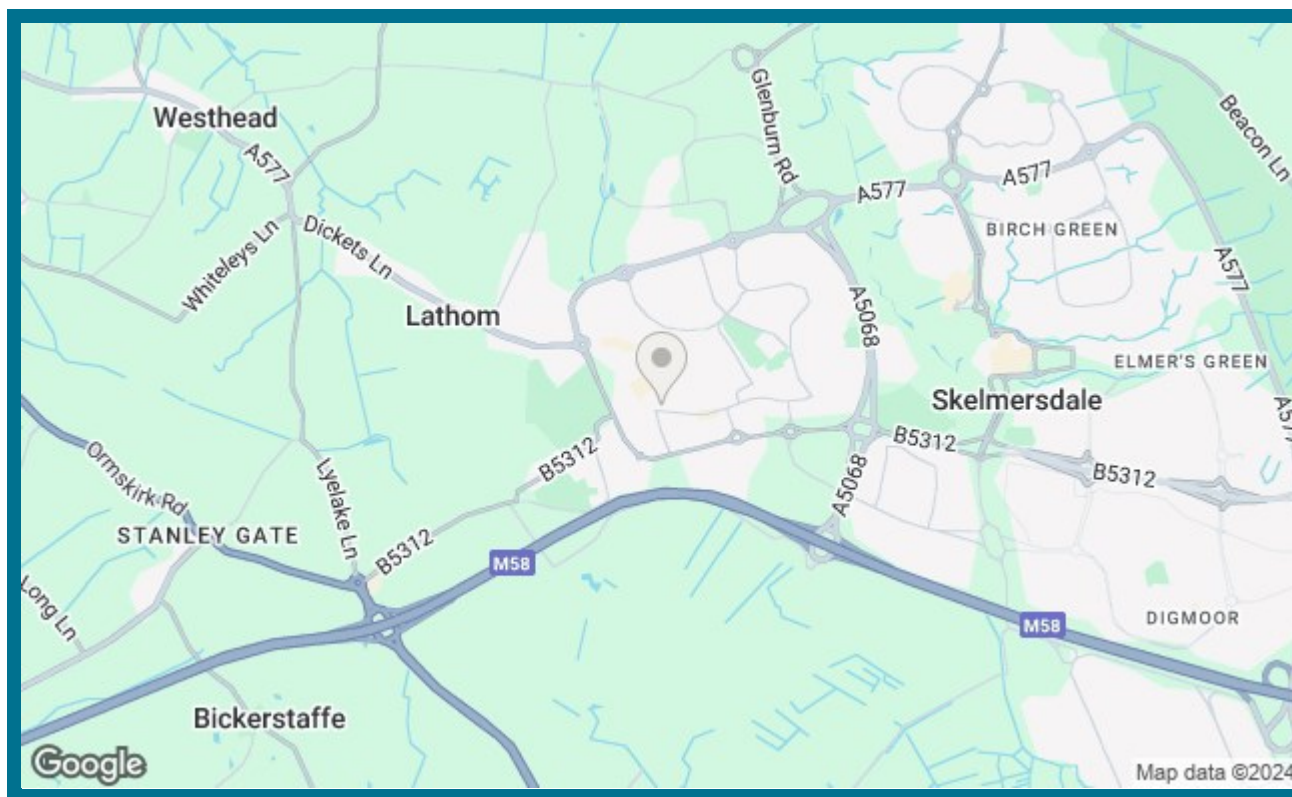
Mains electric and water.

Service Charge

£546.55 (2023 ) which includes buildings Insurance, communal repairs & lighting, Ground Rent, ,management costs and caretaker.







### 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.



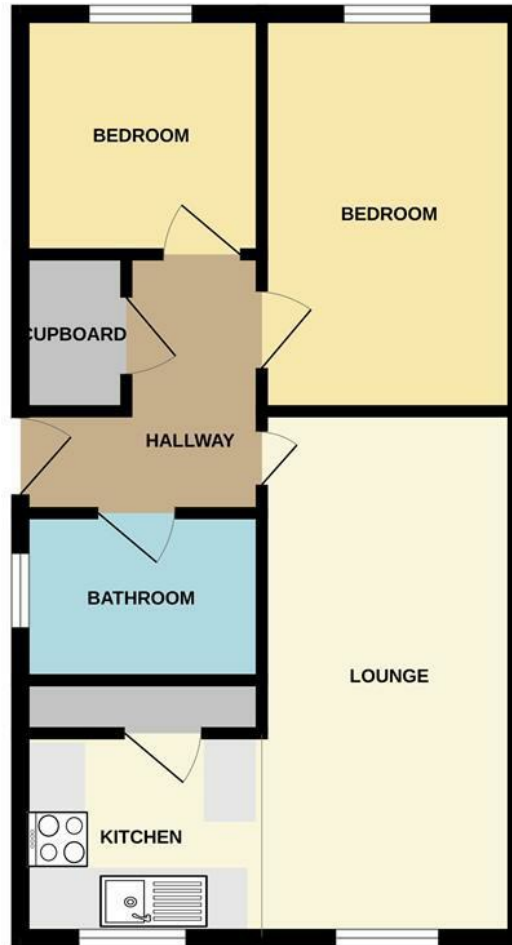
82 Sandy Lane, Skelmersdale, Lancashire, WN8 8LQ

Tel: 01695 722251

[skelmersdale@brighouse-wolff.co.uk](mailto:skelmersdale@brighouse-wolff.co.uk)

[www.brighouse-wolff.co.uk](http://www.brighouse-wolff.co.uk)

GROUND FLOOR



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







