



BW
BRIGHOUSE
WOLFF

18 Tintagel, Skelmersdale, Lancashire WN8 8PF

£139,950





18 Tintagel, Skelmersdale, Lancashire WN8 8PF

A four bedroom end terraced with no onward chain delay and an early viewing is recommended. The large garden area to the side is a real feature of the property and has the potential for an extension , (subject to planning and building regulations). The spacious family home has four bedroom and a recently fitted four piece bathroom suite. Located in Old Skelmersdale it is ideally placed for local amenities including schools and The Sandy lane Centre with shops and medical centre. Tenure is Freehold, mains gas, electric and water and we understand Cable broadband. Superfast Broadband & Mobile Voice and Data available as per Ofcom Website April 2024.

Porch

Tiled floor

Spacious Entrance Hall

Stairs to the first floor and store cupboards. Originally there was a W.C. in the hallway we understand this could be reinstated.

Kitchen with Dining

22'1 x 9'5 (6.73m x 2.87m)

The kitchen has a range of base and wall units with worktops and breakfast bar to accord and incorporates a gas hob with hood ,oven, plumbing for a washing machine and one and one half single drainer sink unit. Space for tall fridge freezer.. Laminate flooring fitted. Door to side garden.

Lounge

12'4 x 15'6 (3.76m x 4.72m)

The lounge has double glazed sliding patio doors to the rear garden and gas fire fitted with modern surround and hearth.

FIRST FLOOR

Landing

Store over the stairs.

Bedroom

12'5 x 9'6 (3.78m x 2.90m)

Front facing and has a range of fitted robes.

Bedroom

12'10 x 9'5 (3.91m x 2.87m)

Rear facing with laminate flooring fitted.

Bedroom

9'11 x 6'1 (3.02m x 1.85m)

Rear facing

Bedroom

9'6 x 6' (2.90m x 1.83m)

Front facing

Bathroom

Delightful four piece suite comprising shower cubicle, panelled bath, and combination back to wall W.C. and wash basin. uPVC panels to the ceiling with inset spot lights fitted.

Gardens

The property stands on a good sized plot with delightful mature gardens to the front side and the rear. The rear garden is not directly overlooked and there is ample communal parking to the front of the property on a first come first served basis.

Material Information

Tenure

Freehold

Utilities

Mains gas , electric and water

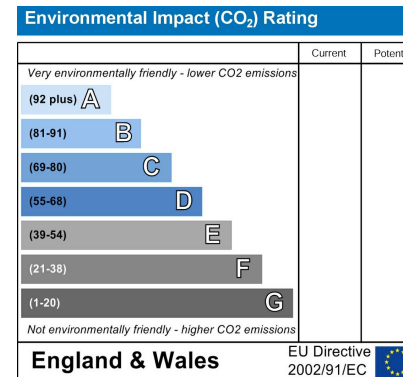
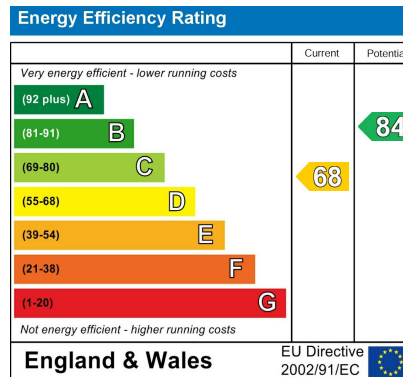
Internet and Mobile

We understand Cable Broadband is connected.

Superfast Broadband available

Mobile Voice and Data available

Ofcom Website April 2024





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.



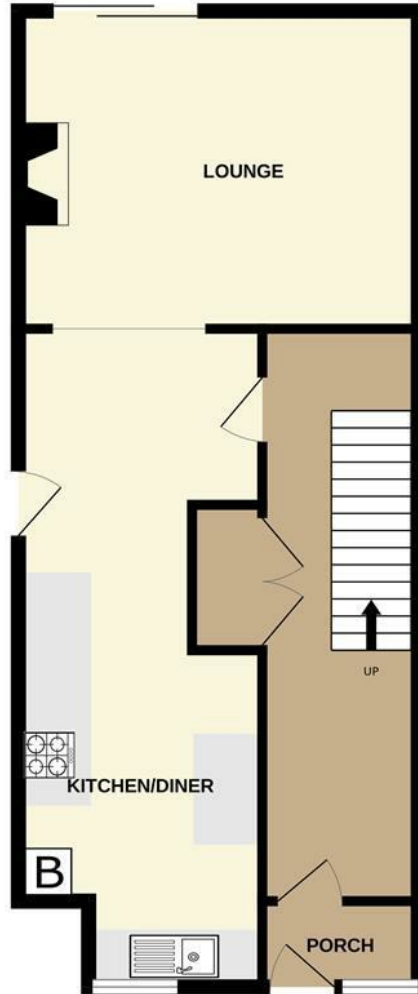
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GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1106 sq.ft. (102.7 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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