



24 Thurcroft Drive, Skelmersdale, Lancashire WN8 8PD

£210,000





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This extended family home has three double bedrooms and is located in Old Skelmersdale within easy reach of local amenities and M58. The accommodation has gas central heating and double glazed windows and comprises : enclose porch, lounge open to the dining room , extended kitchen and three double bedrooms with attractive bathroom to the first floor. Attached garage and delightful gardens to front and the rear. Tenure is Freehold , Council Tax band B and cable broadband connected. Superfast fibre and mobile voice and data available in area as per of com site April 2024.

Porch

Enclose porch with uPVC front door fitted.

Lounge

22'9 x 10'6 (6.93m x 3.20m)

The spacious lounge has a double glazed bay window to sill level and is open through to the extended dining area.

Dining Area

8'9 x 9'10 (2.67m x 3.00m)

The dining area is open from the lounge and has double glazed French doors with double glazed side panels to the rear elevation.

Kitchen

16'9 x 8'7 (5.11m x 2.62m)

The kitchen has also been extended and has an extensive range of base and wall units with worktops to accord. Included are a single drainer sink unit, space for an electric cooker, and plumbing for a washing machine. Door to rear garden.

Inner Hall

Useful under stairs store with folding door. Stairs to the first floor.

FIRST FLOOR

Landing

Bedroom 1

12'1 x 9'11 (3.68m x 3.02m)

A front facing double bedroom.

Bedroom 2

10'6 x 9'11 (3.20m x 3.02m)

A rear facing double bedroom

Bedroom 3

9'4 x 8'9 (2.84m x 2.67m)

The third bedroom is front facing and has ample room for a double bed.

Bathroom

An attractive , modern suite comprising `P` shaped bath with shower attachment over, low level W.C. and pedestal wash basin. The walls have uPVC panels fitted. Store housing gas combination central heating boiler.

Garage

Attached garage with up and over doors and power.

Gardens

Mature garden to the front with block paved drive for off road parking. The superb garden to the rear is not directly overlooked to the rear, is laid to lawn with mature borders and vegetable plot. Enclosed by timber panel fencing, there is a flagged patio and pedestrian access to the front garden.

Material Information

Internet and Mobile

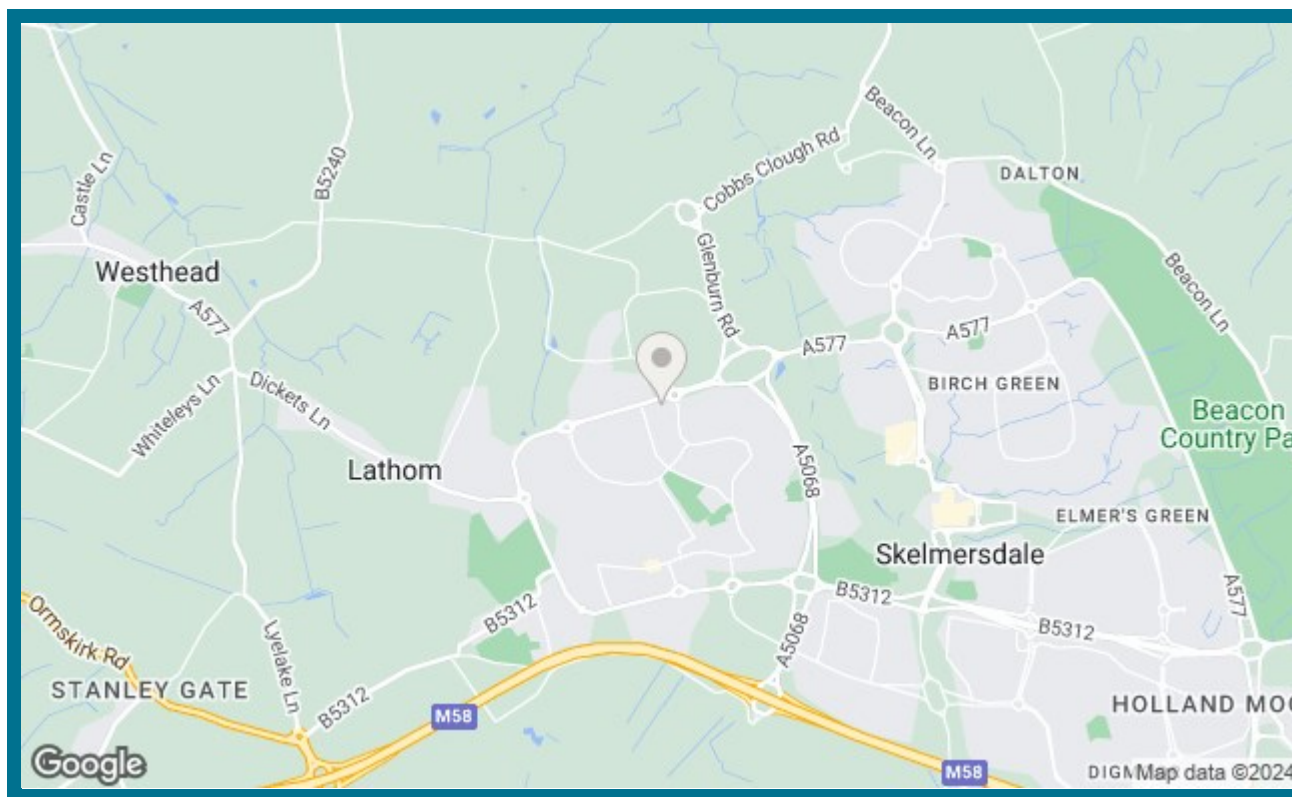
Cable broadband connected
 Superfast fibre and voice and data mobile available in locality as per ofcom
 site April 2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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.



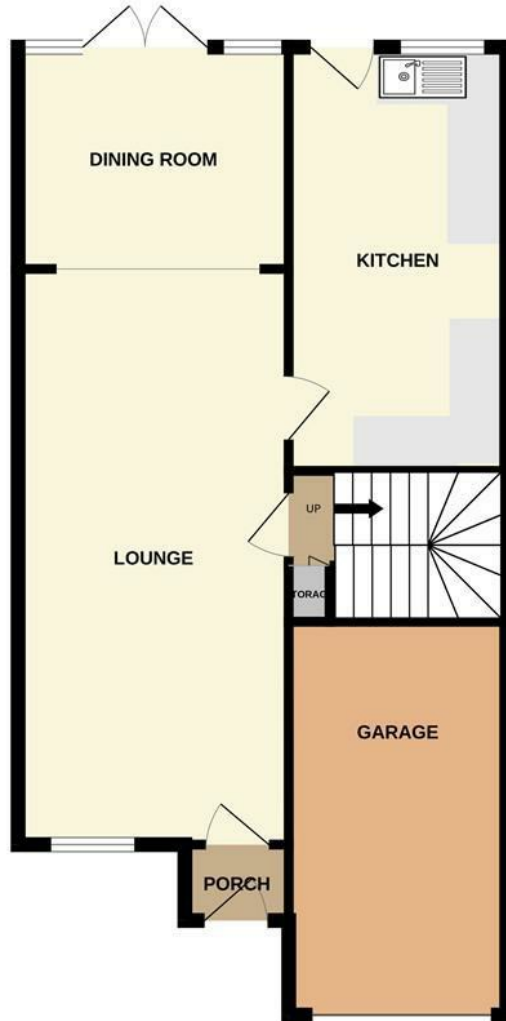
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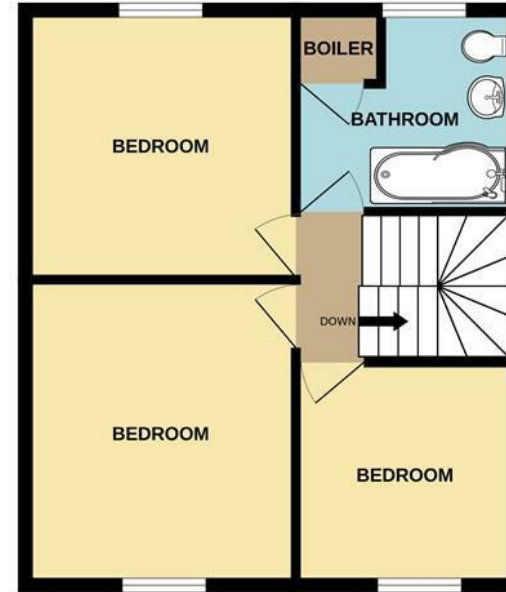
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GROUND FLOOR
680 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (104.0 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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