







102 Liverpool Road, Skelmersdale, Lancashire WN8 8BX

This delightful two bedroom mid terraced cottage, has two reception rooms and is located within easy reach of local amenities and junction 3 of M58. The accommodation has central heating and double glazed windows and comprises porch, lounge, dining room with modern kitchen and two double bedrooms with large shower room to the first floor. The enclosed yard to the rear has pedestrian access and open views over Blaguegate playing field. Built originally as a miners cottage is has charm and character and is 4 miles from the ancient market town of Ormskirk and Edge Hill University. The tenure is understood to be Freehold and there is ultra fast broadband and voice and data mobile available in the locality as per Ofcom website April 2024. Mains gas electric and water and Council Tax band A.

Located on Liverpool Road close to the border of Bickerstaffe and within walking of St Richards School and the Sandy Lane Centre with Medical Centre. Local bus route to Kirkby and buses to Wigan and Southport close by.

#### Porch

Double glazed enclosed porch with uPVC front door fitted.

#### Lounge

14'1 x 12 (4.29m x 3.66m)

The spacious lounge has a green slate fireplace with electric fire fitted. Stairs to the first floor.

#### Dining Room

12'3 x 12 (3.73m x 3.66m)

#### Kitchen

10'10 x 6'9 (3.30m x 2.06m)

The kitchen has a range of modern base and wall units with worktops to accord and includes a single drainer sink unit, electric hob with hood,

double oven and plumbing for a washing machine. There is space for a small breakfast table and chairs.

#### Lean-To

The lean-to has door leading out to the rear yard.

### FIRST FLOOR

#### Landing

Loft access

#### Bedroom 1

10'8 x 12' (3.25m x 3.66m)

A double bedroom which is front facing.

#### Bedroom 2

12'3 x 8'9 (3.73m x 2.67m)


Rear facing


#### Shower Room

A spacious shower room with suite comprising double shower cubicle, low level W.C. and wash basin set in a vanity unit. Tiled walls.

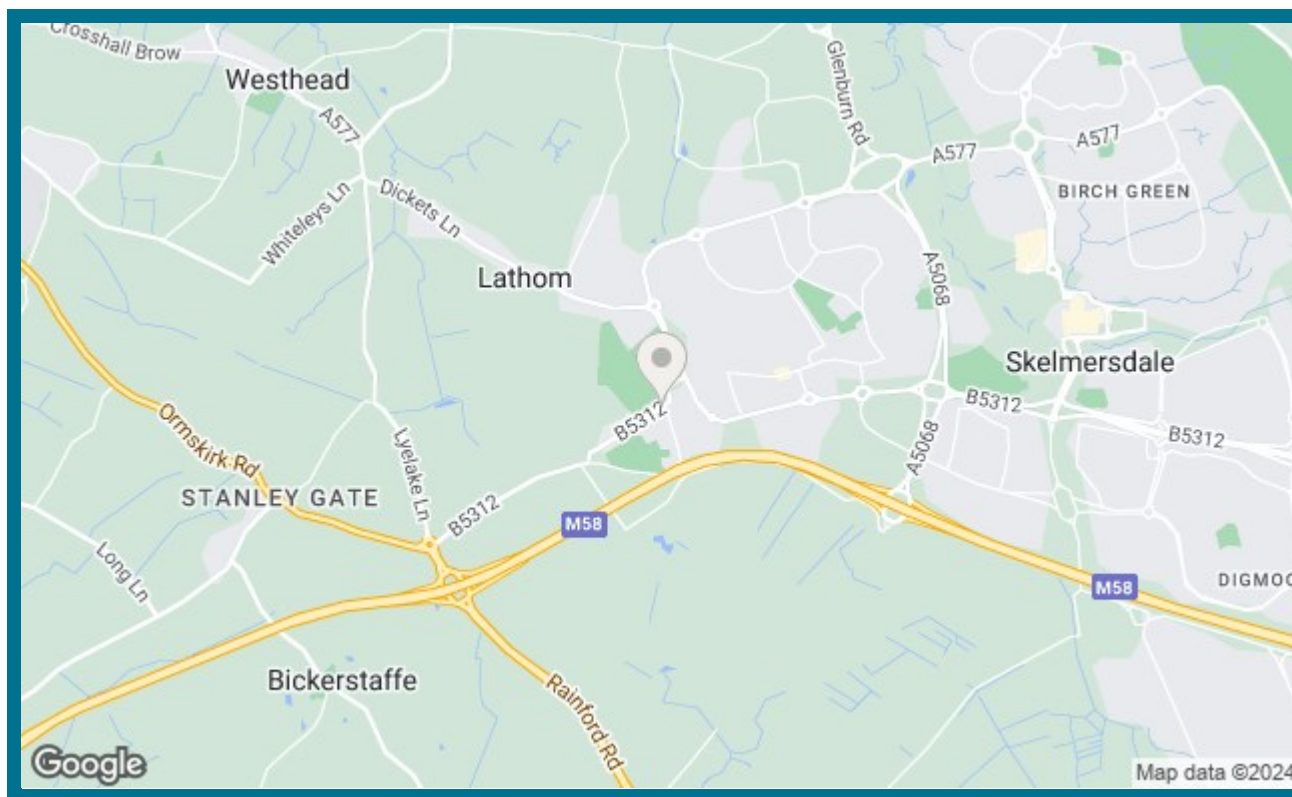
#### Gardens

Enclosed garden to the front and rear yard with timber shed. Open views over playing field.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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.



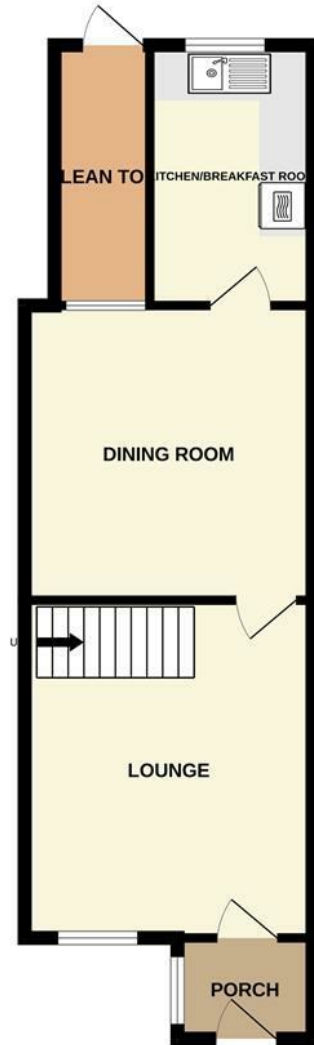
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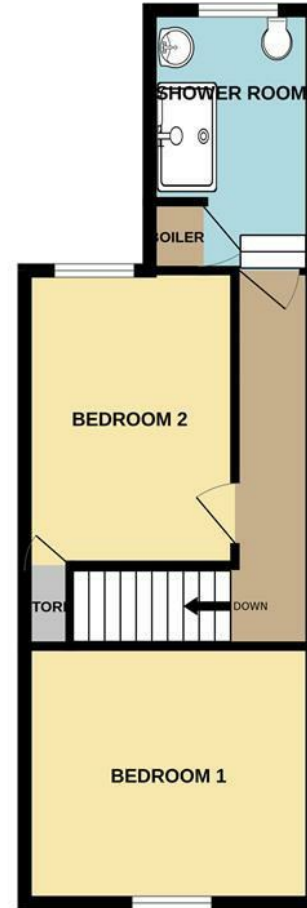
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GROUND FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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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