



BW
BRIGHOUSE
WOLFF

172 Yewdale, Skelmersdale, Lancashire WN8 6ER
Offers Invited £145,000





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Welcome to this charming end terrace house located Yewdale, Skelmersdale, which is very handy for the Concourse Shopping Centre. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

The property features a modern bathroom, ensuring your comfort and convenience. Additionally, off road parking to the front is available, making coming home after a long day out a breeze. Fibre Broadband & Mobile Voice and Data available in the locality as per Ofcom Website April 2024. Freehold and main gas electric and water.

The absence of an onward chain delay means you can swiftly make this lovely house your new home without any unnecessary waiting.

Don't miss out on the opportunity to own this delightful property in Yewdale. Book a viewing today and envision the endless possibilities this charming house has to offer.

Entrance Hall

Composite double glazed front door opens into the entrance hall with stairs to the first floor and timber flooring fitted.

Store

Formerly W.C. now storage

Lounge

11'4 x 16'1 (3.45m x 4.90m)

Spacious lounge has timber flooring and an electric fire with surround fitted. Archway to dining room.

Dining Room

9'6 x 9'9 (2.90m x 2.97m)

The dining room is open through to the kitchen and has timber flooring fitted. Double glazed French doors lead open out to the rear garden.

Kitchen

8'2 x 9'9 (2.49m x 2.97m)

The kitchen has a range of base and wall units with worktops to accord and includes a gas hob, recently fitted oven and one and one half single drainer sink unit. Part tiled walls and tiled floor.

FIRST FLOOR

Landing

Three useful stores one housing the gas combination central heating boiler.

Bedroom 1

11'6 x 10'10 (3.51m x 3.30m)

A rear facing double bedroom with laminate flooring fitted.

Bedroom 2

11'6 x 9'8 (3.51m x 2.95m)

Rear facing double bedroom with laminate flooring fitted.

Bedroom 3

11'6 x 5'8 overall (3.51m x 1.73m overall)

Rear facing with laminate flooring fitted.

Bathroom

Suite comprising panelled shower bath with screen, low level W.C. and wash basin in a vanity unit. uPVC to walls and ceiling with inset spot lights fitted.

Gardens

Gardens to the front and the rear. The low maintenance front garden has a mature Acer tree and a block paved driveway. The rear garden is enclosed by Privat hedging and has is laid to lawn with block paved patio and timber shed. Gate giving pedestrian access to the rear.

Material Information

Mobile and Internet

Fibre Broadband Available in locality

Mobile Voice and Data available in the locality

Ofcom Website.

Tenure

Freehold

Council Tax

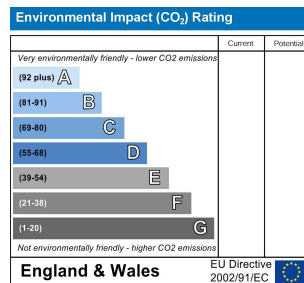
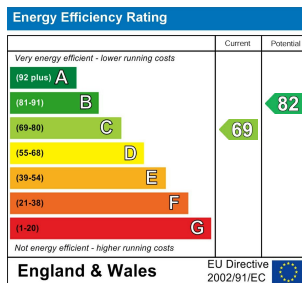
West Lancashire Band A

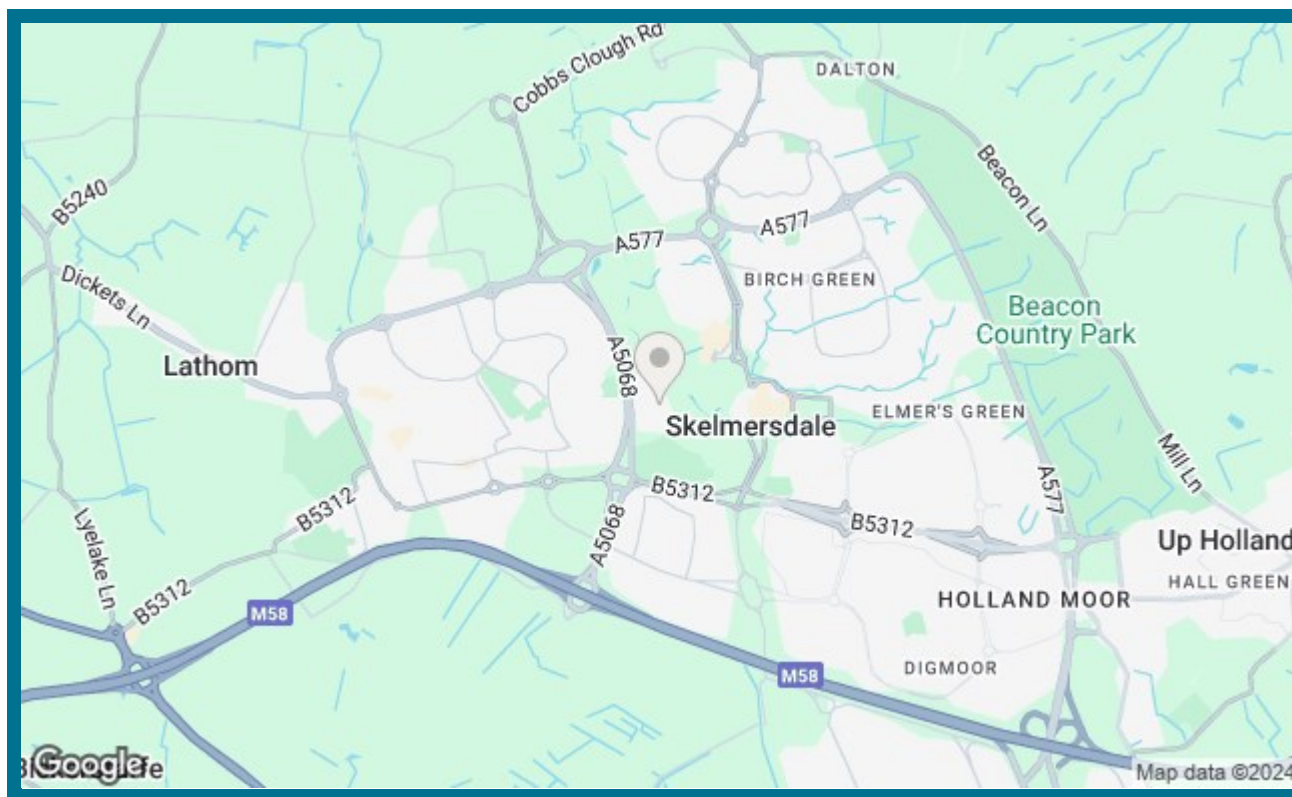
Services

Mains Gas , electric and water

Note

We understand from the vendor that the gutters have been replaced and the roof re felted recently





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.



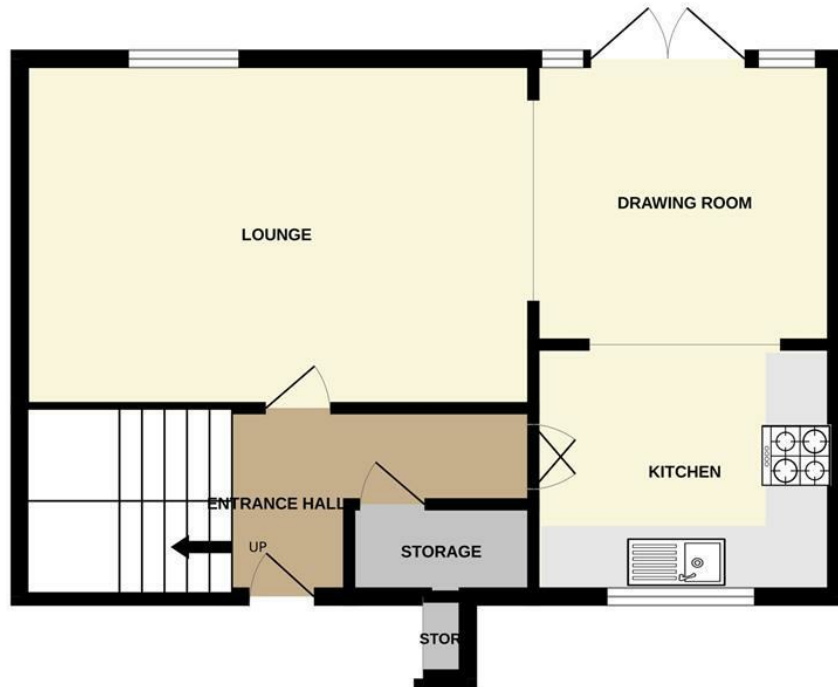
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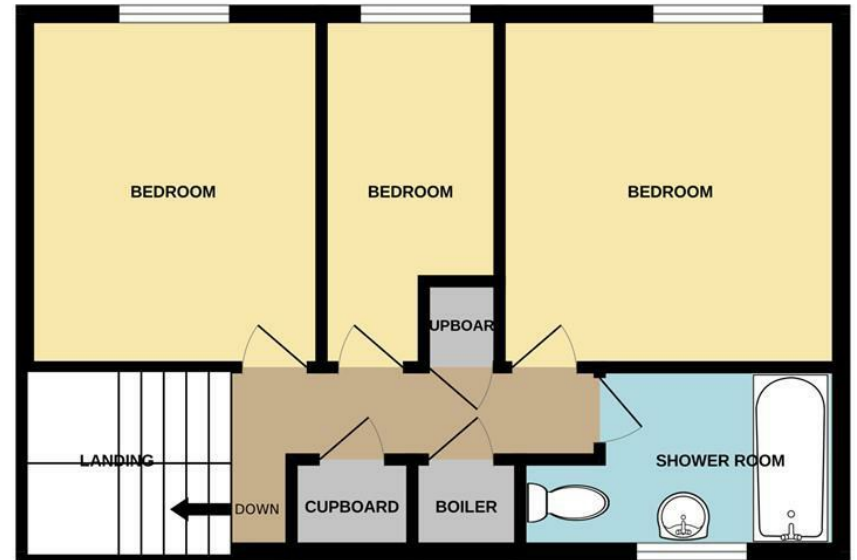
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GROUND FLOOR



1ST 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.
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