











## 18 Pinewood, Skelmersdale, Lancashire WN8 6UZ

Welcome to this superb detached bungalow on a corner plot. This property boasts two spacious reception rooms and a large conservatory, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Built in 1990, this bungalow exudes character and charm while offering modern amenities for comfortable living. The property is well-presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside.

One of the standout features of this home is the double garage with electric doors, providing convenience and security for your vehicles. Additionally, the property offers ample off road parking, making it ideal for those with multiple cars or visitors.

There are superb gardens surrounding the property. Don't miss the opportunity to make this delightful property your new home book a viewing with Brighthouse Wolff.

Freehold and cable broadband connected but Superfast Broadband & Mobile Voice and Data available locally as per Ofcom Website April 2024

### Entrance Hall

The attractively presented 'L' shaped hall has laminate flooring fitted and useful airing cupboard.

### Bedroom 3/Study

9'8 x 5'11 (2.95m x 1.80m)

Currently used as a study but could be bedroom 3. It has laminate flooring fitted.

### Lounge

12'6 x 12'4 (3.81m x 3.76m)

The dual aspect lounge is bright and airy and is open through to the dining room. Laminate flooring fitted.

### Dining Room

8'10 x 9'7 (2.69m x 2.92m)

With laminate flooring fitted and double glazed French doors to the conservatory.

### Conservatory

11'10 x 18'6 (3.61m x 5.64m)

The superb and spacious conservatory is double glazed and has a brick base and the floor is tiled. Door to the patio making it an ideal entertaining space.

### Kitchen

8'10 x 8'6 (2.69m x 2.59m)

A range of base and wall units with worktops to accord incorporate a gas hob, double oven, plumbing for a dishwasher and a one and one half sink unit. The walls are part tiled and the floor is tiled. The kitchen leads into the utility.

### Utility

7'1 x 4'1 (2.16m x 1.24m)

The utility has tall fitted cupboards space for a tall fridge freezer and plumbing for a washing machine. Tiled floor and door out to the rear patio.

### Bedroom 1

8'9 x 9'11 (2.44m x 2.74m x 3.02m)

The double bedroom has laminate flooring and fitted robes. Saloon door to the en-suite.

## En Suite

Modern suite comprising shower cubicle, low level W.C. and pedestal wash basin. with tiled splashback. The floor is tiled and a twin fan is fitted.

## Bedroom 2

8'11 x 9'11 (2.72m x 3.02m)

A double bedroom with fitted robes and laminate flooring.

## Bathroom

Suite comprising panelled bath with shower attachment, low level W.C. and pedestal wash basin. Tiled floor and part tiled walls.

## Double Garage

The attached double garage has power and light and two electric doors fitted. Door at rear for pedestrian access from the garden.

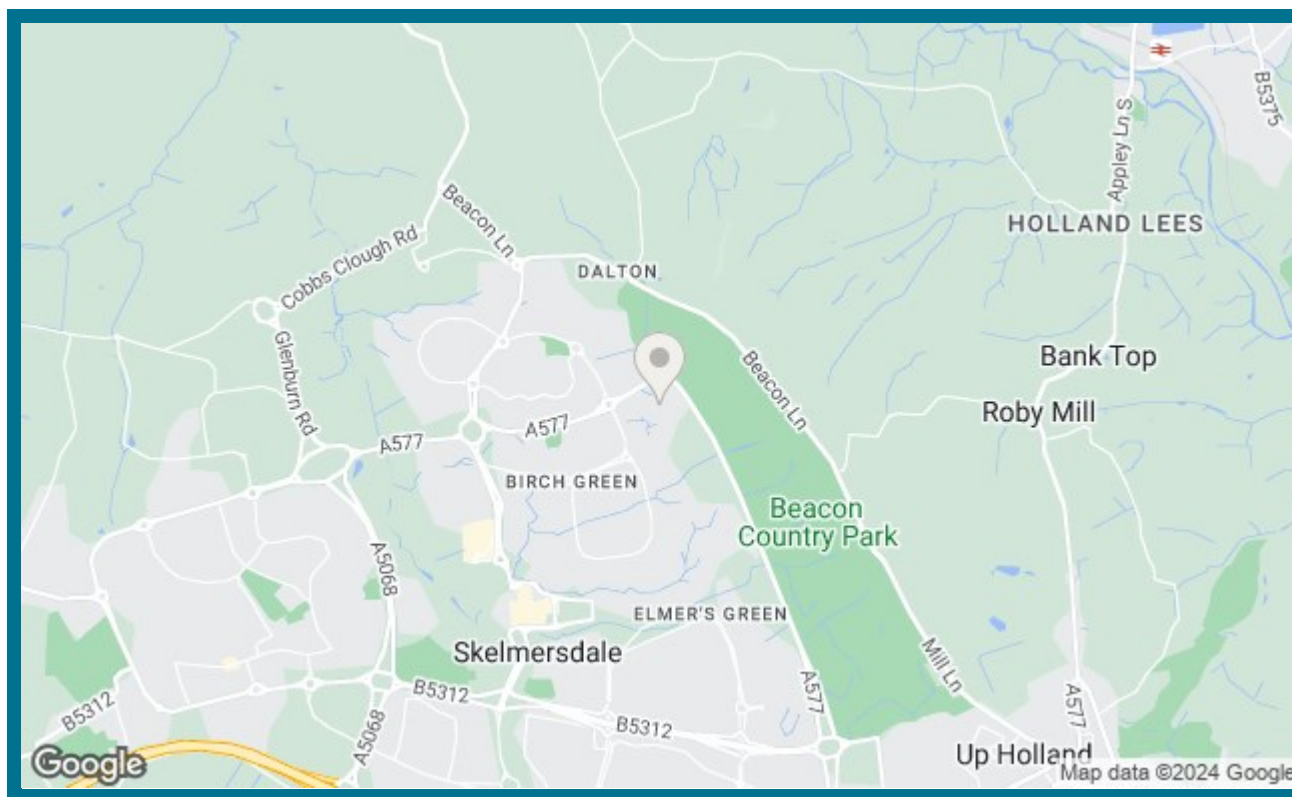
## Gardens

The bungalow stands on a corner plot with superb well stocked and mature gardens. The front has for ample off road parking. Pedestrian access to the rear garden adjacent to the garage to bring bins out. A neat lawn to the rear has mature borders and there is a paved patio, accessed from the conservatory, with steps to another paved area with mature borders and room for all your pots.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	74	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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GROUND FLOOR  
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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