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BRIGHOUSE  
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**5 Kingsbury Court, Skelmersdale, Lancashire WN8 6XW  
Offers In The Region Of £375,000**





## 5 Kingsbury Court, Skelmersdale, Lancashire WN8 6XW

Welcome to the executive development of Kingsbury Court, Skelmersdale - a superb detached house, built in 1990, presented to a high standard throughout, offering a perfect blend of comfort and style.

It has adaptable accommodation with an attached annex, which has planning and building regs for an office space, for home working, bedroom 5 or conversion to a Granny/Teenage suite. The modern open plan kitchen and dining room, ideal for entertaining guests or simply unwinding after a long day has built in appliances and utility off. Conservatory, cloaks and utility room and attractive lounge with bay window completes the ground floor with four bedrooms principal with en suite all with fitted robes, and family bathroom to the first floor, there's plenty of space for the whole family to relax and recharge.

Parking will never be an issue with extensive off road space, making hosting gatherings a breeze. Situated conveniently close to the motorway, this home is perfect for those who value easy access to transportation links.

A large mature garden to the rear is not directly overlooked to the rear is a real feature of the property and an early viewing is highly recommended. Superfast fibre broadband and voice and data mobile phone as per ofcom website April 2024.

Don't miss the opportunity to make this house your home - a true gem in the heart of Skelmersdale.

### Entrance Hall

The spacious entrance hall has light oak timber flooring and a superb staircase has a contemporary glass and timber balustrade.

### Cloaks

Modern suite comprising low level W.C. and ceramic wash basin with vanity cupboard. Timber flooring and tiled walls.

### Lounge

11'6 x 16'2 (3.51m x 4.93m)

Triple glazed splayed bay window to sill, wooden flooring and gas fire with timber surround.

### Kitchen with Dining Room

11'5 narrowing to 9' x 24'9 (3.48m narrowing to 2.74m x 7.54m)

The superb open plan kitchen with dining is an ideal entertaining space with double glazed French doors to the conservatory. The kitchen has an extensive range of high gloss base and wall units incorporating built in numerous appliances and plinth heating. The kitchen has tiled floor and the dining area has wooden flooring.

### Utility Room

Door to side elevation

### Conservatory

11'9 x 11'8 (3.58m x 3.56m)

A double glazed conservatory on a brick base. Stainless steel bar style radiator fitted.

## FIRST FLOOR

### Landing

### Principal Suite

13'2 x 9'6 plus door recess (4.01m x 2.90m plus door recess)

The principal bedroom has a wall length range of fitted robes with sliding mirrored doors and a double glazed bay window. Timber flooring fitted.

### En Suite

Recently fitted suite comprising large shower compartment and wash basin with vanity. Tiled walls and floor. (There is plumbing for a W.C. if wishing to reinstate )

### Bedroom 2

13'2 x 12'1 overall (4.01m x 3.68m overall)

A front facing double bedroom with wall length range of fitted robes. Timber flooring fitted.

### Bedroom 3

9'2 x 8'9 (2.79m x 2.67m)

Rear facing bedroom with fitted robes and bridge unit. and space for a double bed. Timber flooring fitted.

### Bedroom 4

9'6 x 8'6 (2.90m x 2.59m)

Rear facing bedroom with fitted robes and timber flooring.

### Family Bathroom

Attractive suite comprising panelled bath with waterfall mixer tap, screen and shower attachment, low level W.C. and pedestal wash basin. Tiled walls.

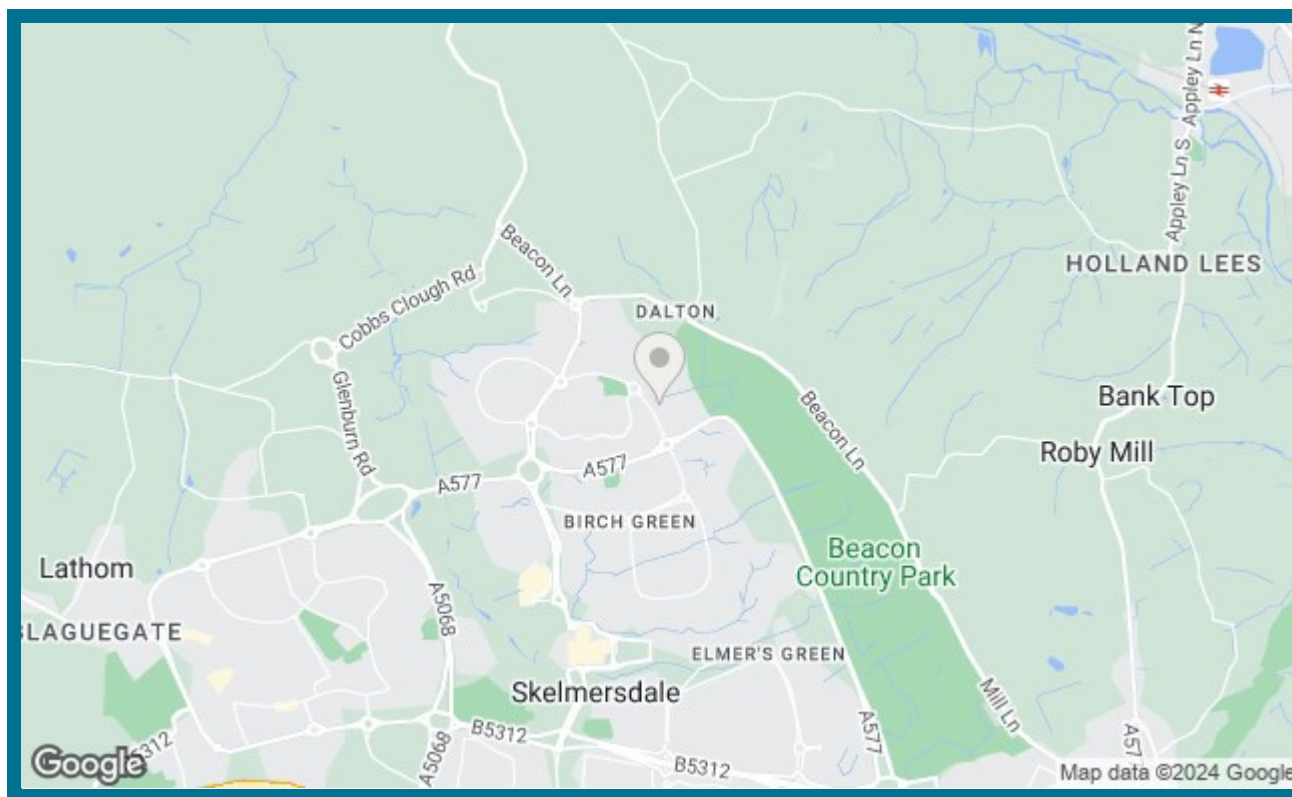
### Annex

The annex , which has planning and building regulations for an office space , is accessed from the rear garden and the front and could be used as an additional bedroom or converted to a Granny/Teenage Suite ( subject to plans and regulations) or for home working. On entering the annex from the rear garden there is a large storage area door to into the main annex area which has laminate flooring, store cupboard and double glazed French doors to the front elevation. Store cupboard.

### Gardens

The property stands on a good sized plot with extensive off road parking to the front. The superb mature and private garden to the rear is not directly overlooked to the rear.





### 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  
939 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	66	76

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		



