



16 Thornwood, Skelmersdale, Lancashire WN8 8RB

£178,000









## 16 Thornwood, Skelmersdale, Lancashire WN8 8RB

Welcome to this charming semi-detached house located in Old Skelmersdale. This property boasts three reception rooms plus a conservatory perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, all featuring fitted robes, there is plenty of space for everyone to enjoy.

Cable broadband connected but Superfast fibre broadband and voice and data mobile phone as per ofcom website May 2024.

The current owner has fitted a multi fuel Ecostove in the lounge which adds to the charm of a traditional property with the convenience of modern living.

One of the highlights of this property is the ample off road parking space, including the attached garage with electric doors fitted. Additionally, the absence of an onward chain delay means you can move into your new home seamlessly.

Situated in the historic area of Old Skelmersdale, you'll be surrounded by a rich heritage and a strong sense of community. Whether you're looking to enjoy a peaceful walk in the neighbourhood or explore the local amenities, this location offers the best of both worlds.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and start envisioning the wonderful life you could create in this charming property.

### Large Porch

Double glazed uPVC porch with laminate flooring.

### Entrance Hall

Stairs to the first floor.

### Lounge

14'1 x 11'6 (4.29m x 3.51m)

The lounge has a multifuel Portway ecostove fitted and sitting on a Black slate hearth. Folding doors lead into the dining room.

### Dining Room

7'8 x 8'5 (2.34m x 2.57m)

Sliding patio doors to the conservatory

### Conservatory

10'11 maximum x 8'5 (3.33m maximum x 2.57m)

A double glazed conservatory built on a brick base with power, light and a fan fitted.

### Kitchen

8'7 x 9' (2.62m x 2.74m)

The kitchen has a range of base and wall units with worktops to accord and including an electric hob, oven and single drainer sink unit and plumbing for a washing machine . Space for a tall fridge freezer. Wall mounted gas central heating boiler.

### Family Room

8'8 x 7'2 (2.64m x 2.18m)

An ideal space for home working or for a growing family the floor is tiled and double glazed patio doors open to the garden. Door to the garage.

## FIRST FLOOR

### Landing

A spacious landing with a pull down ladder to the boarded and insulated loft which has window fitted to the gable end. Light to the loft space.

### Bedroom 1

11'9 x 10' (3.58m x 3.05m)

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

### Bedroom 2

10/4 x 10' (3.05m/1.22m x 3.05m)

Rear facing double bedroom with fitted robes

### Bedroom 3

7'3 max x 8'5 (2.21m max x 2.57m)

Front facing with fitted robes, including a bridge unit.

### Bathroom

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

### Garage

Attached garage with electric doors and power and light.

### Outside

The front garden has ample space for parking and is imprinted concrete for ease of maintenance.

The rear garden is flagged for ease of maintenance.

### Rent charge

The land is subject to a perpetual yearly rent charge of £12 dating back to 31st May 1974



### 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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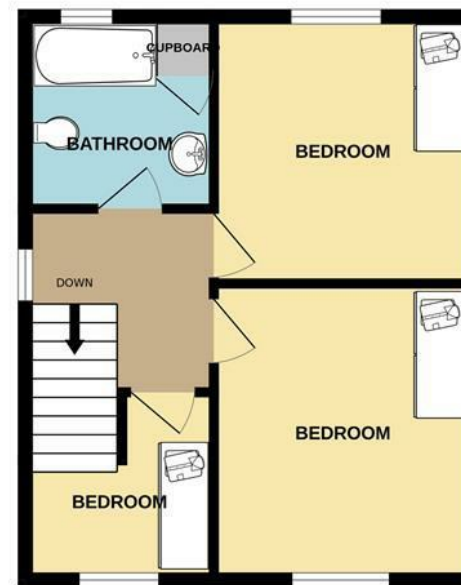
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GROUND FLOOR



1ST FLOOR



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	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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