

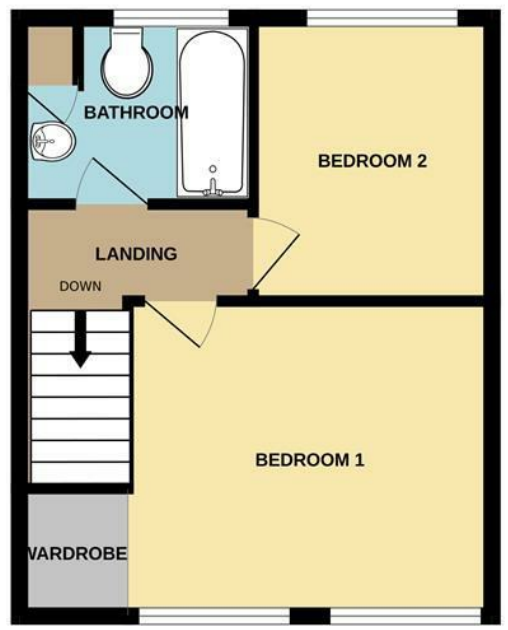
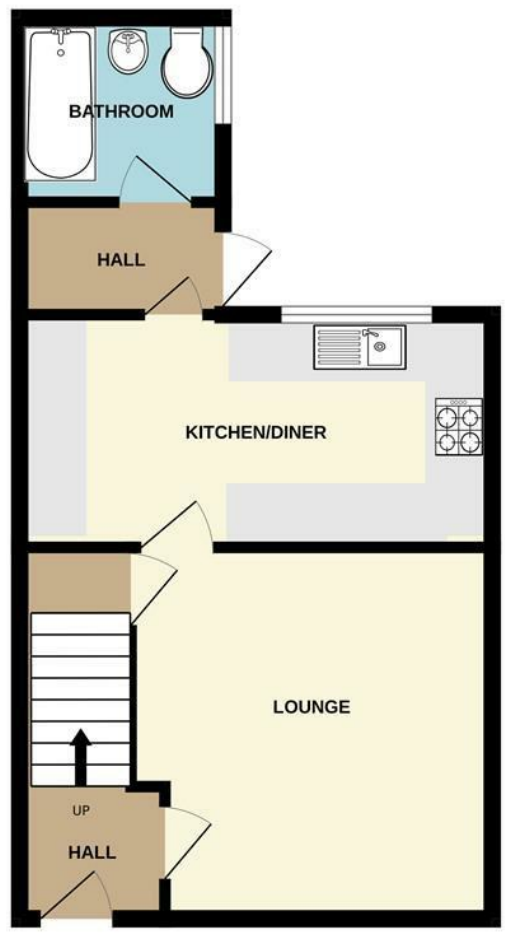


29 Witham Road., Skelmersdale,
Lancashire WN8 8HW



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 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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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.

A delightful two bedroom mid terraced house which has two bathrooms. Situated on Witham Rd Old Skelmersdale it is within walking of shops, including the new Aldi, Medical Centre and two popular schools.

The accommodation which is well presented throughout briefly comprises; entrance hall, lounge, modern fitted kitchen & bathroom suite. To the first floor are two bedrooms & further modern family bathroom suite. The property further benefits from private rear yard/garden, gas central heating & double glazing. Traditional brick construction built 1920 with mains gas water and electricity. Superfast broadband and voice and data mobile available in location as per Ofcom site March 2024. Freehold Council Tax Band A.



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£95,000

29 Witham Road., Skelmersdale, Lancashire WN8 8HW

Entrance Hall
Laminate flooring stairs to the first floor

Lounge
14' x 12'3 (4.27m x 3.73m)
Wall mounted electric fire and laminate flooring

Dining Kitchen
7'10 x 16' (2.39m x 4.88m)
The kitchen has a range of base and wall units with single drainer sink, electric hob and oven and plumbing for a washing machine

Rear Hall
Door to rear yard.

Bathroom
White suite comprising panelled bath low level W.C. and pedestal wash basin.

FIRST FLOOR

Landing

Bedroom 1
11'7 x 12'11 (3.53m x 3.94m)
Front facing double bedroom with hanging space

Bedroom 2
8'10 x 7'11 (2.69m x 2.41m)
Rear facing

Bathroom
The second bathroom has suite comprising panelled bath with shower attachment , low level W.C. and pedestal wash basin

Outside
Delightful enclosed courtyard to rear with gate giving pedestrian access to the rear.



Material Information

Mobile and Internet
Superfast broadband and voice and data mobile as per Ofcom site march 2024

Tenure
Freehold

Utilities
Mains gas water and electric

Council Tax
West Lancashire Band A

