

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. Made with Metropix ©2024.

**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.



Welcome to Field St, Skelmersdale - a charming terraced house with a rich history dating back to 1876. This spacious property boasts two spacious bedrooms and is located in a pedestrianised location, perfect for a young family, FTB or investor.

As you step inside, you'll be greeted by not one, but two inviting reception rooms, offering ample space for entertaining guests, home working or simply relaxing with your loved ones. The larger than average size of this house provides endless possibilities for creating your dream living space.

The modern bathroom ensures convenience for all residents, while the outside space to the rear of the property offers a lovely spot for enjoying a morning coffee or hosting summer barbecues.

Whether you're an investor looking for a promising opportunity or a first-time buyer eager to step onto the property ladder, this house is sure to captivate you. With no onward chain delay, you can swiftly make this house your home and start creating lasting memories in this historical gem.

Don't miss out on the chance to own a piece of history in Skelmersdale - book a viewing today and envision the endless potential that this terraced house has to offer.

Tenure is leasehold ( residue of 999 Years ) and there is Ultrafast fibre broadband available in the locality and voice and data mobile phone is likely as per ofcom website May 2024.

**32 Field Street, Skelmersdale, WN8 8HZ**

**Lounge**  
 13'3 x 12'4 (4.04m x 3.76m)  
 the uPVC front door opens into the spacious lounge area, with stairs to the first floor and open through to the dining room.



**Dining Room**  
 12'6 x 17'2 (3.81m x 5.23m)  
 two useful store cupboards.



**Kitchen**  
 8'9 x 6'10 (2.67m x 2.08m)  
 Range of base and wall units with worktops to accord and including a single drainer sink unit with mixer tap, electric hob, oven and hood and plumbing for a washing machine. Part tiled walls.



**FIRST FLOOR**

**Landing**  
 Access to the roof void.

**Bedroom 1**  
 13'4 x 12'4 overall (4.06m x 3.76m overall)  
 Front facing double bedroom



**Bedroom 2**  
 20'5 x 8'22 (6.22m x 2.44m)  
 Rear facing



**Bathroom**  
 The spacious bathroom has a modern suite comprising panelled bath with shower attachment over, low flush W.C. and pedestal wash basin. Part tiled walls.



**Rear Yard**  
 Enclosed and paved yard to the rear with timber panel fencing and gate giving pedestrian access to the rear.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	