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 agpliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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32 Field Street, Skelmersdale, WN8 8HZ



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 of com website May 2024.

£99,950

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



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



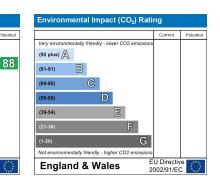
Bathroom

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.





England & Wales

www.brighouse-wolff.co.uk Tel: 01695 722251