



93 Tongbarn, Skelmersdale, Lancashire WN8 8EJ
Offers Over £130,000





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Welcome to this charming terraced house located in the ever popular Tongbarn, Old Skelmersdale, This property boasts a cosy reception room and spacious dining kitchen, perfect for relaxing with family and friends. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

The garden to the rear is ready for summer parties with fridge and TV fitted under the covered area.

The house features a bathroom with shower cubicle, ensuring convenience for all residents. Built in the late 1960s, this home is well presented throughout and is timber frame construction.

Situated in Tongbarn, Skelmersdale, this house benefits from a popular neighbourhood while still being close to local amenities and transport links. Additionally, the property is equipped with fibre broadband, ideal for those who require a fast and reliable internet connection for work or leisure activities. It also has an alarm system fitted. Mobile phone data and voice likely as per ofcom website June 2024
Timber frame construction with brick cladding to the ground floor and hanging tile cladding to the first floor.

Don't miss out on the opportunity to make this lovely terraced house your new home. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

Entrance Hall

Attractive entrance hall with useful under stairs store and laminate flooring fitted.

W.C with Utility

With counter and plumbing for a washing machine and space for a tumble dryer and also low level W.C. and wall mounted wash basin.

Lounge

17'11 x 10'10 (5.46m x 3.30m)

The lounge is well presented with laminate flooring fitted and double glazed French doors which open onto the covered decking/ pergola.

Kitchen with Dining

17'11 x 9'9 (5.46m x 2.97m)

The dining kitchen is an ideal family and entertaining area and has an extensive range of modern base and wall units which include space for an American style fridge freezer, a gas hob with hood over, fitted eye level oven and drinks fridge. There is ample space for a large dining table and the double glazed French doors open onto the patio.

FIRST FLOOR

Landing

Walk in store housing gas combination central heating boiler

Bedroom 1

9'11 x 11' (3.02m x 3.35m)

A rear facing double bedroom with built in cupboard with louvred doors.

Bedroom 2

11'2 x 10' plus door recess (3.40m x 3.05m plus door recess)

A rear facing double bedroom with store cupboard.

Bedroom 3

7'9 x 7'11 (2.36m x 2.41m)

The front facing single bedroom has built in store cupboard

Bathroom

The superb, tiled bathroom has been extended to include a shower

compartment and has a panelled bath , low level W.C and pedestal wash basin. Tiled floor to match the walls and ladder style radiator fitted.

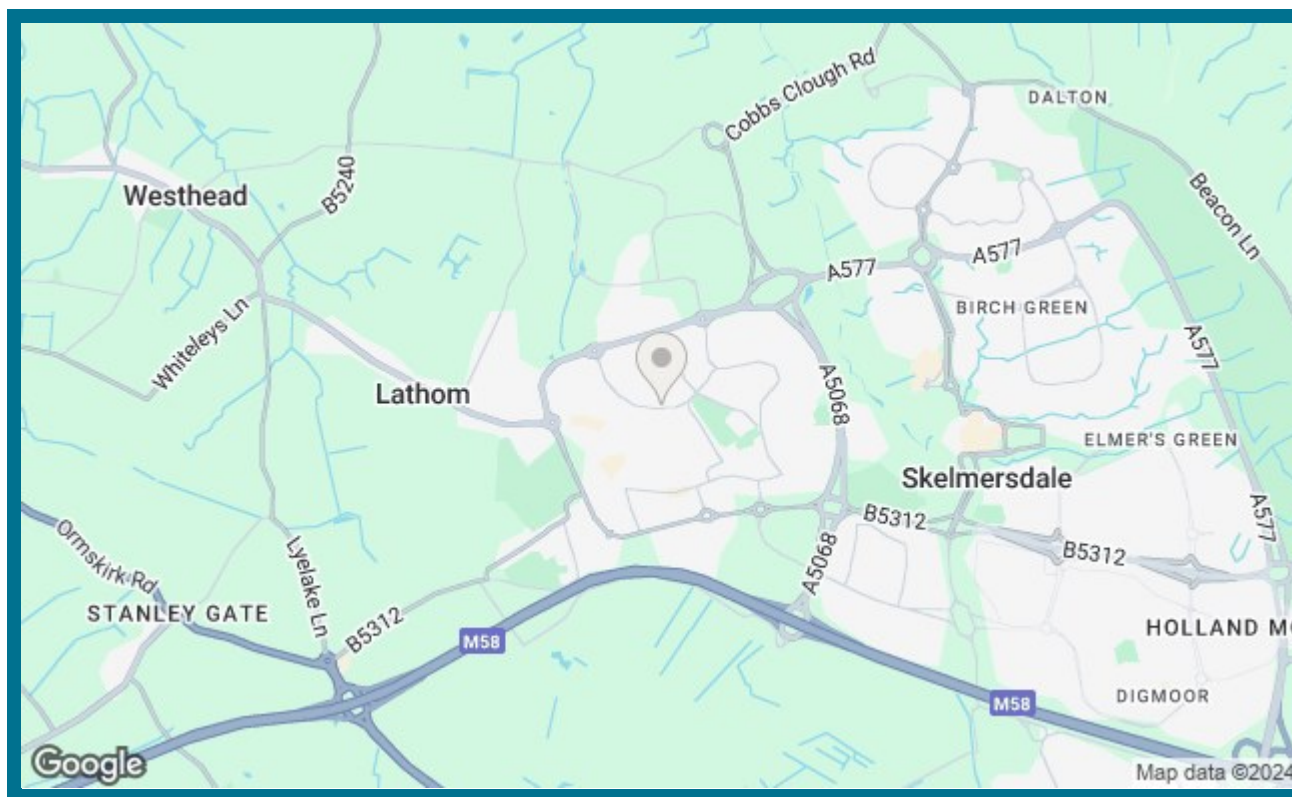
Garden

The low maintenance and enclosed garden to the rear is predominately paved and has a delightful covered decked area with fridge and TV, ideal for summer parties.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.



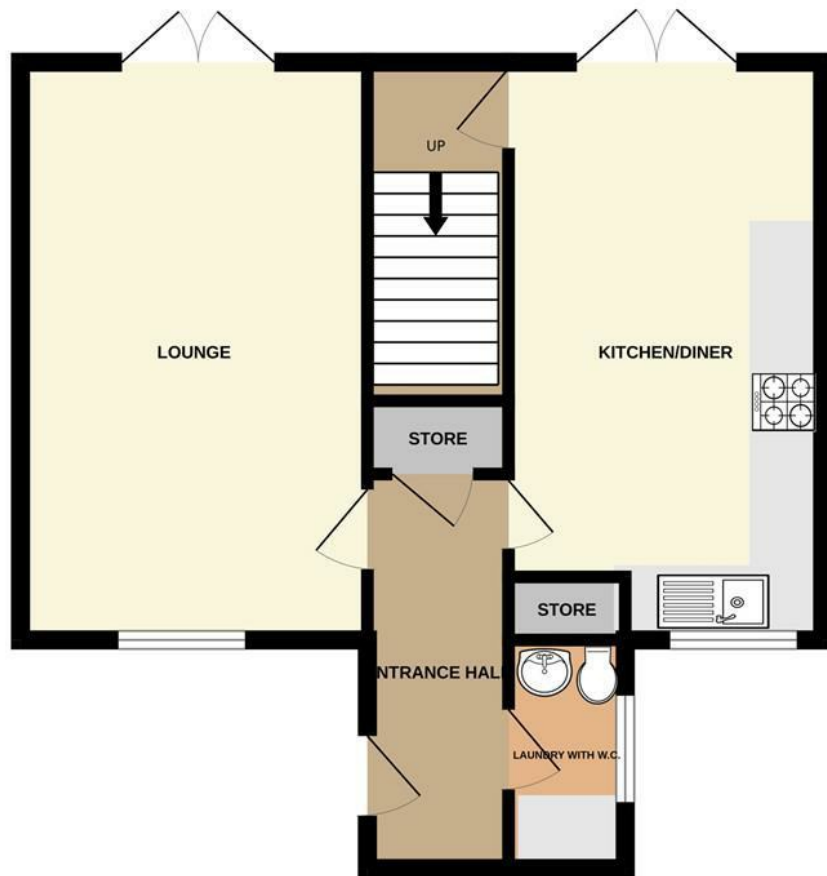
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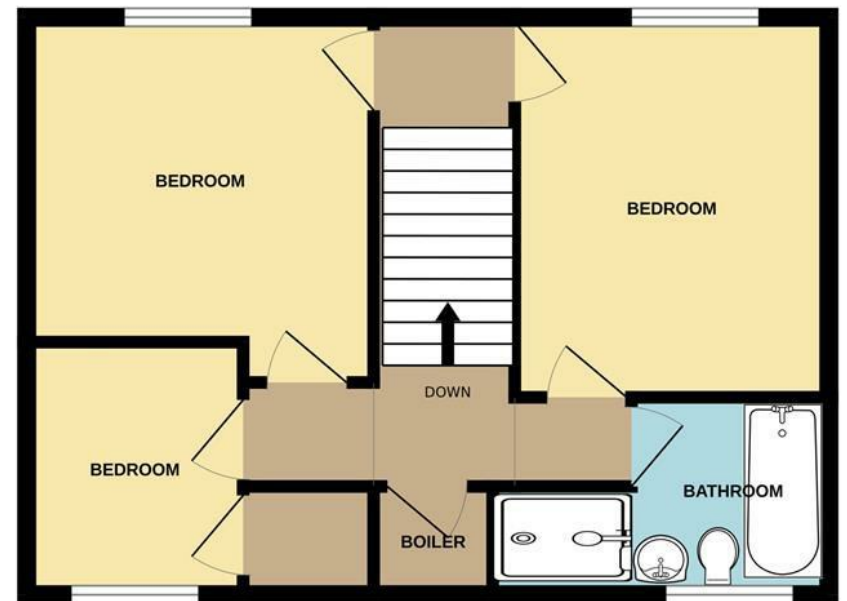
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GROUND FLOOR



1ST FLOOR



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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