



48 Thurcroft Drive, Skelmersdale, Lancashire WN8 8PD

£190,000





## 48 Thurcroft Drive, Skelmersdale, Lancashire WN8 8PD

Welcome to this charming semi-detached house on Thurcroft Drive in the delightful town of Skelmersdale! This property boasts four spacious bedrooms, offering ample space for a growing family or those in need of a home office. With a well-appointed bathroom, morning routines will be a breeze in this lovely abode.

Situated in a cul-de sac, this house is perfect for those seeking a tranquil retreat while still being conveniently located near local amenities. The semi-detached style provides a sense of privacy and independence, making it an ideal choice for those looking for a cosy home to call their own.

The property's layout is perfect for both relaxation and entertaining guests, with a comfortable living space that is sure to be the heart of the home.

Ample off road parking and garage with a superb garden to the rear.

Don't miss the opportunity to make this house your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards finding your dream home on Thurcroft Drive!

Cable broadband is connected but there is superfast fibre available in the locality as per OFCOM site May 2024. Tenure is Freehold

### Porch

Enclosed porch with tiled flooring.

### Vestibule

A spacious vestibule with laminate flooring fitted and stairs to the first floor. Useful under stairs store cupboard.

### Breakfast Kitchen

15'8 x 10'5 (4.78m x 3.18m)

The superb kitchen is an ideal family area and has an extensive range of base and wall units with worktops to accord and incorporates a single drainer sink unit, gas hob, oven and plumbing for a dishwasher and washing machine. There is ample room for a table.

### Lounge

16' x 9'3 (4.88m x 2.82m)

The formal lounge is front facing and has a feature fire surround. and laminate flooring fitted.

### Bedroom

12'6 x 9'4 (3.81m x 2.84m)

Currently used as the `Music Room` but could be a bedroom or for home working.

### Bedroom

8'4 x 9'3 (2.54m x 2.82m)

Another reception room or could also be used as a bedroom for a growing family.

## FIRST FLOOR

### Landing

Storage to the eaves.

### Bedroom

12'3 x 10'6 (3.73m x 3.20m)

A front facing double bedroom.

## Bedroom

10'5 x 11'6 (3.18m x 3.51m)

Rear facing double bedroom.

## Bathroom with Shower

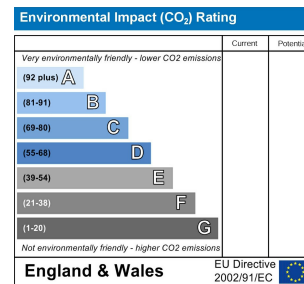
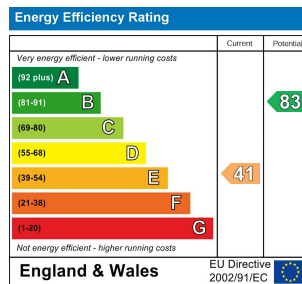
A superb suite comprising panelled bath, shower compartment with an electric shower fitted, low level W.C. and wash basin in a vanity unit.

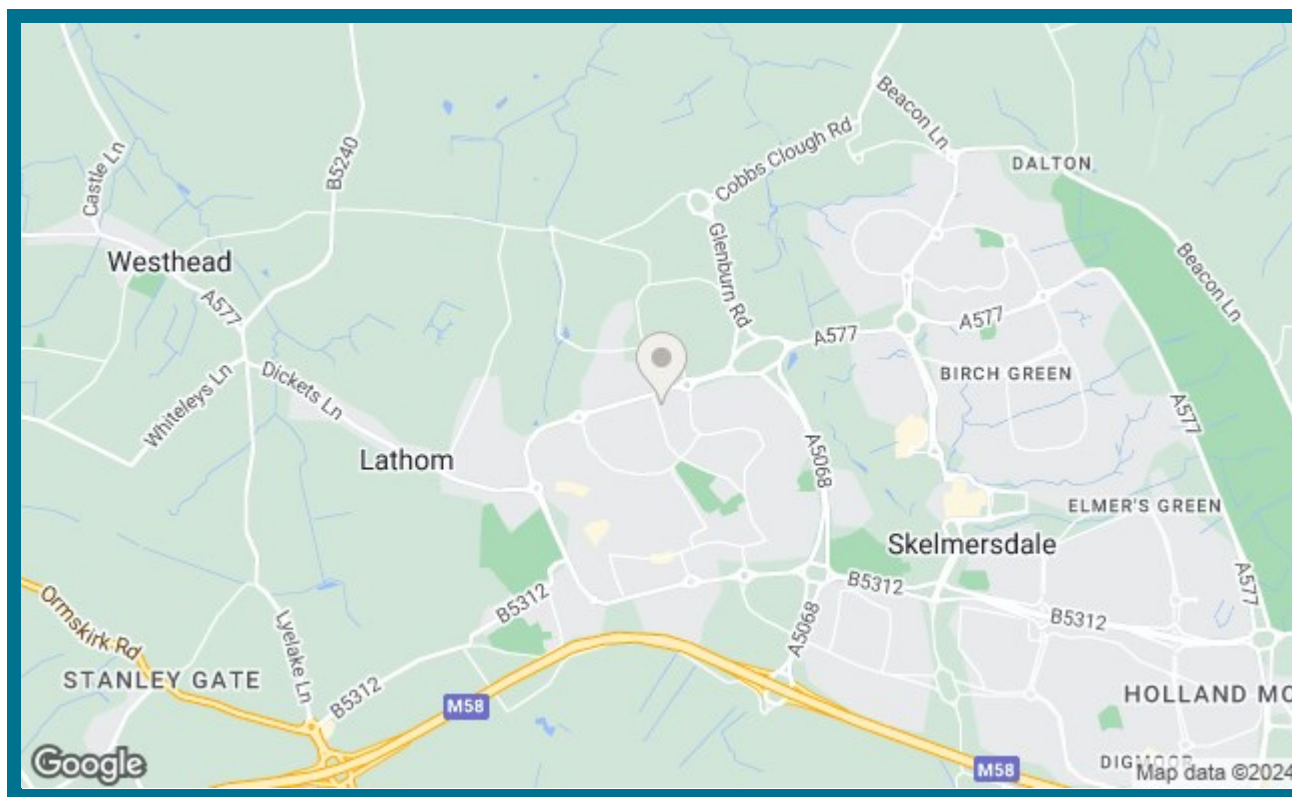
## Garage

Long drive leading to detached garage with up and over door.

## Gardens

With superb gardens to the front and the rear. The front is laid to lawn and the delightful garden to the rear has raised lawn with artificial grass, decking and flagged patio lawn and fish pond.





### 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.



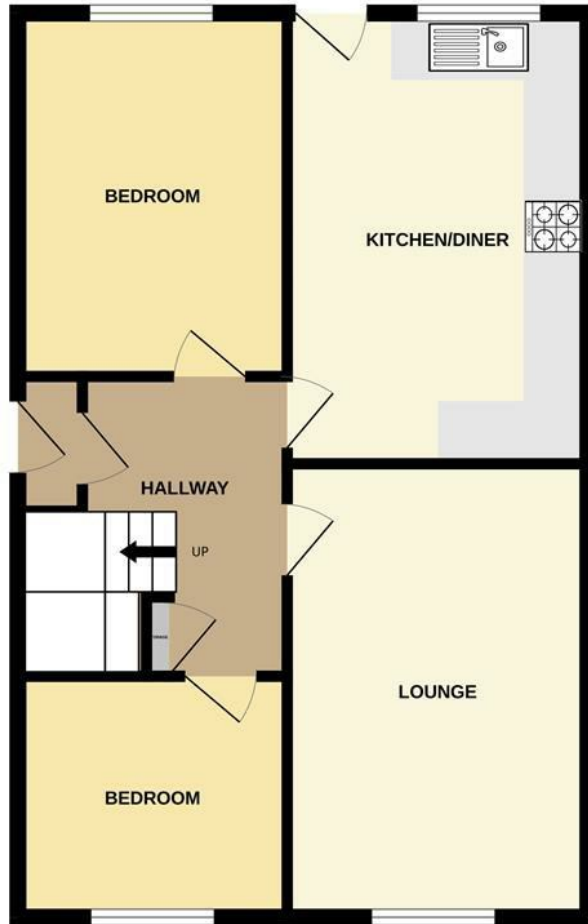
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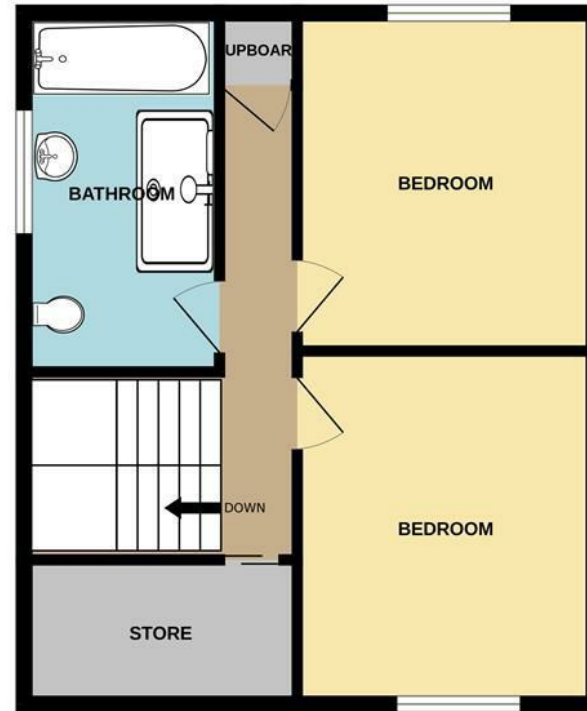
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GROUND FLOOR



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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