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BRIGHOUSE  
WOLFF

128 Blaguegate Lane, Skelmersdale, Lancashire WN8 8TY

£290,000





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Located on Blaguegate Lane in Lathom, this delightful art deco semi-detached house offers a perfect blend of character and modern convenience. Boasting two inviting reception rooms, three cosy bedrooms, two with fitted robes, and a stylish bathroom, this property is ideal for a family looking for a new home.

One of the standout features of this lovely house is the beautifully presented interior, creating a warm and welcoming atmosphere throughout. The modern fitted kitchen with integrated appliances is a chef's dream, offering both functionality and style for your culinary adventures.

For those who love to entertain, this property is a true gem. With the conservatory open from the kitchen it is a fantastic layout for social gatherings, this home provides an ideal entertaining space for creating lasting memories with family and friends.

Situated on a bus route, commuting and exploring the area is convenient and hassle-free. Additionally, the property offers parking for up to three vehicles, ensuring that parking will never be an issue for you or your guests.

As you step outside, you'll be greeted by the serene open countryside to the rear of the property, providing a peaceful retreat from the hustle and bustle of everyday life. Whether you enjoy a morning coffee in the fresh air or a relaxing evening admiring the sunset, this outdoor space offers a perfect sanctuary to unwind.

Gas central heating and double glazed windows.

Tenure is freehold and cable broadband. Superfast fibre broadband is

available in the locality. Indoor mobile voice and data is limited but likely outdoors as per ofcom June 2024

## ACCOMMODATION

### Porch

The large double glazed uPVC enclosed porch has tiled flooring.

### Entrance Hall

With laminate flooring and under stairs store.

### WC

Suite comprising low level W.C. and wall mounted wash basin

### Lounge

11'4 x 10'8 (3.45m x 3.25m)

The superb lounge has a double glazed bay window and double doors open into the sitting room and an electric fire fitted with modern surround.

### Sitting Room

12' x 16'1 (3.66m x 4.90m)

The spacious sitting room has space for a corner suite and is an ideal family area. Fire and surround fitted.

### Dining Kitchen

10'3 x 16'1 (3.12m x 4.90m)

The delightful kitchen has an extensive range of base and wall units with worktops to accord and includes a one and one half sink unit with mixer tap, integrated fridge, freezer gas hob with hood and oven. There is plumbing for a washing machine and the walls are part tiled and the polished porcelain floor tiles extend into the open plan conservatory. An ideal entertaining space with ample space for a dining table.

## Conservatory

The double glazed conservatory is on a brick base and the French doors open out to the rear garden. Polished porcelain tiled floor and wall mounted heater and ceiling fan fitted.

## FIRST FLOOR

### Landing

### Bedroom 1

11'4 x 9'3 (3.45m x 2.82m)

The front facing double bedroom has a range of fitted robes.

### Bedroom 2

12' x 10'5 (3.66m x 3.18m)

A rear facing double bedroom with a range of fitted robes.

### Bedroom 3

7'10 x 6'6 (2.39m x 1.98m)

Rear facing.

### Bathroom

Modern suite comprising shower bath with shower attachment and screen and W.C. and wash basin combination unit. Tiled walls.

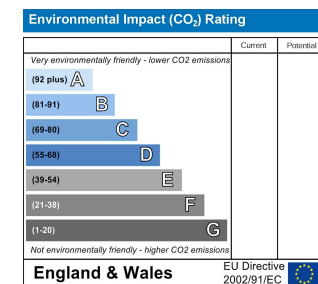
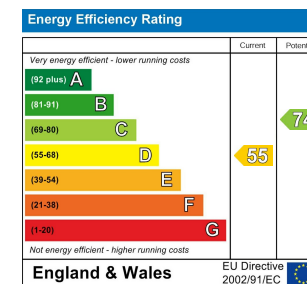
### Gardens

The block paved drive to the front provides ample off road parking and the block paving continues through the timber gates to the garage at the rear. The rear garden is laid to lawn and has open countryside to the rear.

### Garage

18'3 x 9'3 (5.56m x 2.82m)

The larger than average alarmed garage has up and over doors and power and light.





### 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.



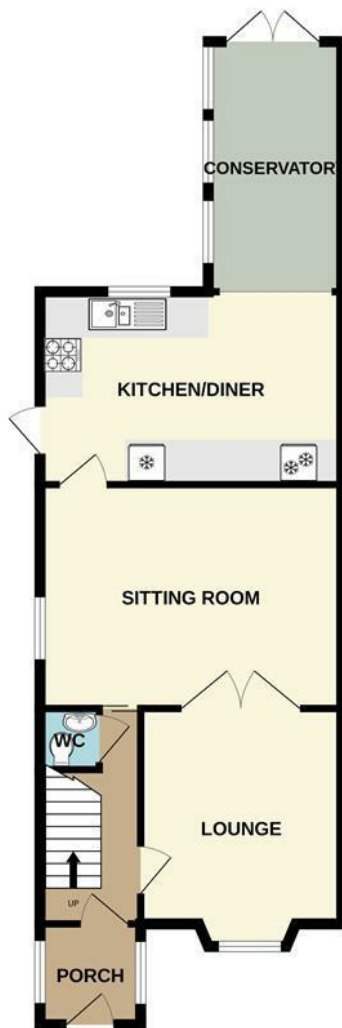
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GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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