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**3 Mill Lane Glenburn Road, Skelmersdale, Lancashire WN8 8RH**

**£265,000**







## 3 Mill Lane Glenburn Road, Skelmersdale, Lancashire WN8 8RH

Welcome to this superb detached bungalow located on Mill Lane in the charming area of Skelmersdale. This property, dating back to the 1960s, boasts a delightful blend of character and modern convenience.

Upon entering, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The property features three well-proportioned bedrooms, providing ample space for a growing family or visiting guests.

One bathroom ensures convenience for all residents, while the larger than average garage has electric doors and a sink fitted. In addition there is off road parking on the driveway, making it ideal for those with two cars or in need of extra storage space.

The real highlight of this property is the superb mature gardens that surround the bungalow, providing a tranquil outdoor space to enjoy the fresh air and perhaps indulge in some gardening activities.

Overall, this detached bungalow on Mill Lane presents a wonderful opportunity to own a charming piece of history with modern amenities, all set within a picturesque location in Skelmersdale. Don't miss out on the chance to make this property your new home!

No broadband connection currently but Ultrafast fibre broadband available in locality and limited mobile voice and data available. Tenure understood to be Freehold.

### Spacious Entrance Hall

The entrance hall way has built in store.

### Lounge

17'5 x 12'11 (5.31m x 3.94m)

The duel aspect lounge has gas fire fitted with brick style fire surround. points for wall lights.

### Breakfast Kitchen

10'5 x 9'11 (3.18m x 3.02m)

With a range of base and wall units with worktops and incorporating a single drainer sink unit, cooker point and plumbing for a washing machine. Door to the rear porch. Further storage available in the pantry cupboard.

### Bathroom

Suite comprising panelled bath with screen and electric shower, low level W.C. and wash basin in vanity cupboard. Tiled walls and floor.

### Bedroom 1

13'7 x 10'5 (4.14m x 3.18m)

A rear facing double bedroom with views over the superb rear garden. Fitted robes.

### Bedroom 2

12' x 9'3 (3.66m x 2.82m)

Front facing

### Bedroom 3

8'10 x 7'9 (2.69m x 2.36m)

Front facing

### Attached Garage

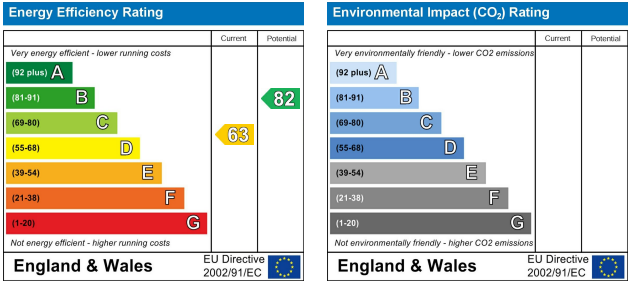
24'5 x 11'8 (7.44m x 3.56m)

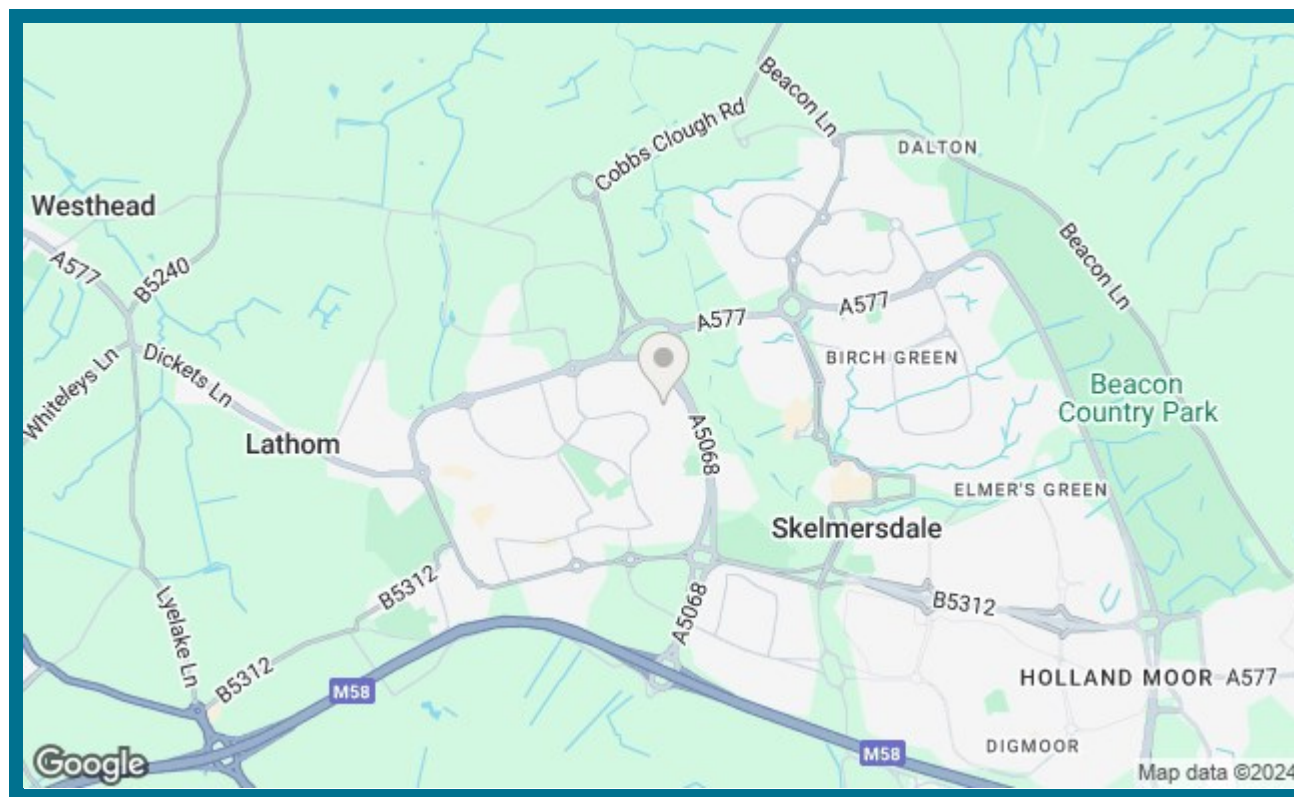
A larger than average attached garage with electric doors. Sink fitted and pedestrian access from the rear.



Gardens

The bungalow stands on a large plot with superb, mature and well maintained gardens to the front and the rear. Brick BBQ/store area and timber shed . Wrought iron gates to both sides give access to the rear garden.





### 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.

GROUND FLOOR  
1107 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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