



BW
BRIGHOUSE
WOLFF

14A Holland Moss, Skelmersdale, Lancashire WN8 9PZ
Offers Over £610,000





14A Holland Moss, Skelmersdale, Lancashire WN8 9PZ

Welcome to this charming three bedroom detached true bungalow located in the picturesque area of Holland Moss, Skelmersdale. Standing on 2.6 acres, and surrounded by open countryside, it lends itself to a variety of outdoor activities and uses.

This three bedroom property has adaptable accommodation with the potential for a self contained granny/teenage suite. The open plan kitchen with dining has a wood burning stove and with the large conservatory off, is perfect for entertaining guests or simply relaxing with your loved ones.

The detached garage has a workshop attached and there are numerous outbuildings with power and light which could have a variety of uses.

Imagine coming home to this superb setting, where you can unwind in your own private oasis away from the hustle and bustle but within easy reach of the motorway network.

Freehold Council tax band C, septic tank , Oil fired CH, Standard broadband available locally Mobile voice and data outdoor likely as per offcom July 2024. Grant of Probate applied July 2024.

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the charm of Holland Moss living for yourself.

Porch

Double glazed French doors. and a brick built archway leads into the entrance hall.

Entrance Hall

Picture rail.

Lounge

11'11 x 11'11 plus bay (3.63m x 3.63m plus bay)

Double glazed square bay window to the front elevation, picture rail and ornate ceiling rose.

Open plan Dining Kitchen

11'11 x 11'11 plus 14'1 x 8'3 (3.63m x 3.63m plus 4.29m x 2.51m)

The open plan dining kitchen has a range of base and wall units including single drainer sink unit. The Wood Burning stove with brick fireplace and tiled hearth is a real feature.

Conservatory

16'3 x 11'1 (4.95m x 3.38m)

Open from the dining kitchen the large double glazed conservatory on a brick base has double glazed French doors leading out to the patio which has a sunny aspect.

Utility

Worktop fitted and plumbing for a washing machine. Tiled floor.

Dining Room /Bedroom 3

8' x 10'7 (2.44m x 3.23m)

Currently open from the kitchen and used as an additional reception room, but has previously been a bedroom. with en suite shower room off. With its own separate entrance it could easily become a self contained unit for a dependent relative or as a teenage suite.

Rear Hall

Tiled floor.

En-Suite

Corner shower compartment, low level W.C. and pedestal wash basin. Tiled floor and part tiled walls.

Bedroom 1

11'11 x 11'11 plus bay (3.63m x 3.63m plus bay)

Front facing double bedroom with a double glazed square bay, picture rail and ornate ceiling rose.

Bedroom 2

11'10 x 9'6 (3.61m x 2.90m)

Rear facing

Family Bathroom

7'5 x 6'11 (2.26m x 2.11m)

Suite comprising panelled bath, low level WC and pedestal wash basin. Part tiled walls

Garage

Detached garage with up an over doors and power and light.

Workshop

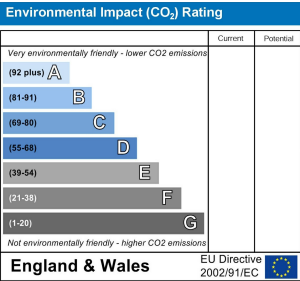
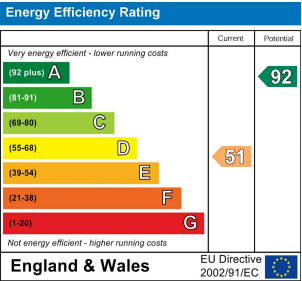
Useful workshop adjacent to the garage with power and light.

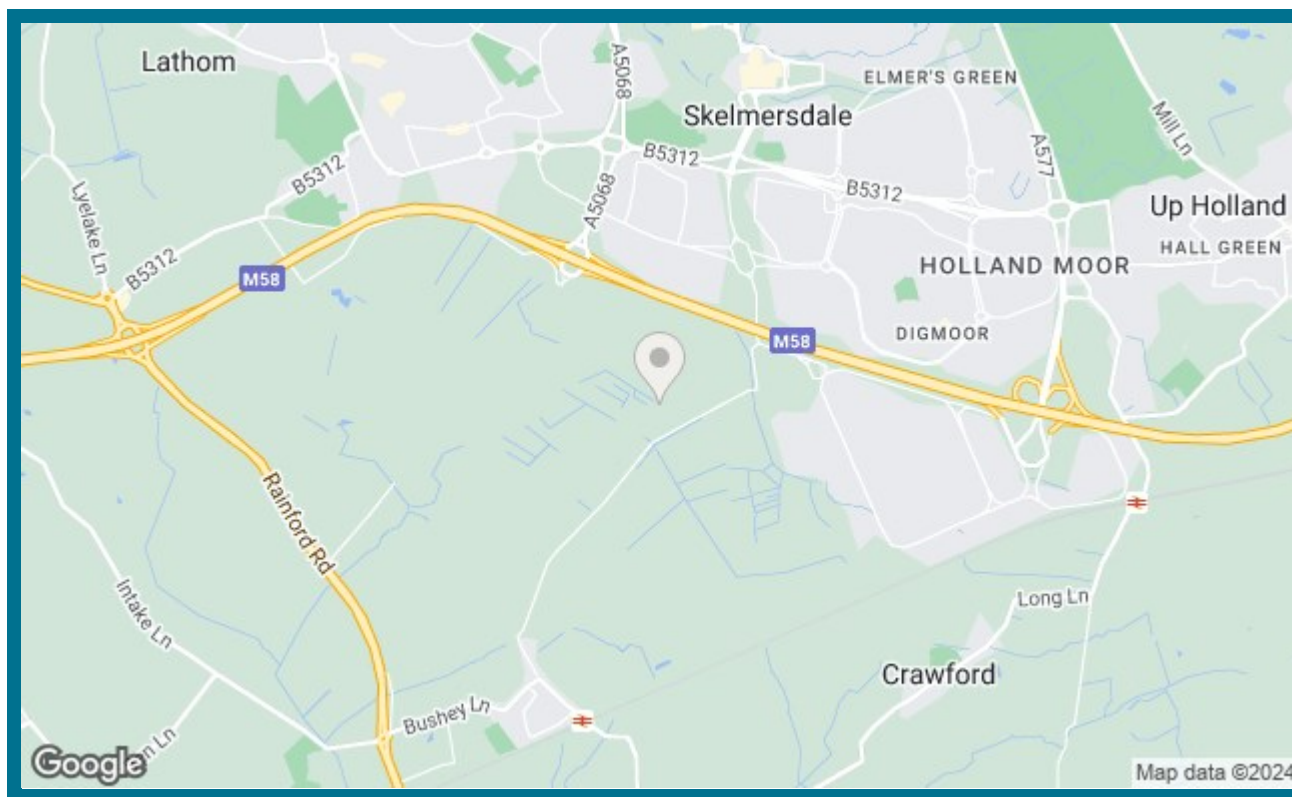
Gardens

The bungalow sits on a large plot extending to 2.6 acres which includes extensive grassed areas, outbuildings having power and light, large tractor shed, a delightful wooded area. which is in a conservation area. There is a superb cottage garden to the rear of the bungalow. with fruit trees. Driveway leads to the detached garage on the right hand side of the property and there is vehicular access, to the land and outbuildings, on the right hand side. The property is surrounded by open countryside and would lend itself to a variety of outdoor activities and uses. Ample off road parking.

Note

We understand that Grant of Probate has been applied for.





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.



82 Sandy Lane, Skelmersdale, Lancashire, WN8 8LQ

Tel: 01695 722251

skelmersdale@brighouse-wolff.co.uk

www.brighouse-wolff.co.uk

GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.



TOTAL FLOOR AREA: 1422 sq.ft. (132.1 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.
Made with Metropix ©2024



