



FOR SALE  
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01695 722251



1 Romiley Drive, Skelmersdale, Lancashire WN8 8RJ  
Offers Over £247,500





**1 Romiley Drive, Skelmersdale, Lancashire WN8 8RJ**

This three/four bedroom detached house is within walking of a popular school and has no onward chain delay. The attractive accommodation has gas central heating and double glazed windows and comprises : large entrance hall with doors to the bedroom /family room, dining kitchen and spacious lounge with conservatory off. To the first floor there are three further double bedrooms and a large family bathroom. Gardens to the front side and the rear. Ample off road parking. Good transport links with buses to Wigan and Southport and handy for motorway network. Freehold, mains utilities , traditional construction and fibre broadband available in locality. No onward chain delay.

#### **DIRECTIONS**

From our Sandy Lane office proceed to the roundabout taking the third exit into Neverstitch Road, continue over the next two roundabouts and at the following roundabout take second exit into School Lane. Continue along School Lan and turn left at the School into Berry Street . Take first right and the subject property is on the right , identified by our for sale board.

#### **Entrance Hall**

The spacious entrance hall has laminate flooring and double glazed uPVC front door with side panel and double glazed window to the side elevation. Stairs to the first floor with useful under stairs store cupboard.

#### **Bedroom 4 / Family Room**

**13'4 x 8'3 (4.06m x 2.51m)**

Could be a bedroom or family room. Store with gas central heating boiler.

#### **Dining Kitchen**

**11'10 x 8'7 (3.61m x 2.62m)**

With a range of modern base and wall units, with soft close doors and drawers, and worktops to accord and including a one and one half sink unit with a mixer tap, gas hob with hood, oven and plumbing for a washing

machine. There is ample room for a dining table, laminate flooring fitted and there are inset spots fitted to the ceiling. uPVC double glazed door to side elevation.

#### **Lounge**

**11'3 x 24' (3.43m x 7.32m)**

The large lounge has laminate flooring fitted and double glazed sliding patio doors to the conservatory.

#### **Conservatory**

**10'6 x 9'9 (3.20m x 2.97m)**

A double glazed conservatory on a brick base with tiled floor.

#### **FIRST FLOOR**

#### **Landing**

Store

#### **Bedroom 1**

**14'8 x 10'8 narrowing to 8'1 (4.47m x 3.25m narrowing to 2.46m)**

A rear facing double bedroom with built in robe.

#### **Bedroom 2**

**11'3 x 9'11 (3.43m x 3.02m)**

rear facing double bedroom with built in robe.

#### **Bedroom 3**

**11'9 x 8'4 (3.58m x 2.54m)**

Front facing double bedroom.

#### **Bathroom**

Modern suite comprising `P` shaped bath with screen and shower

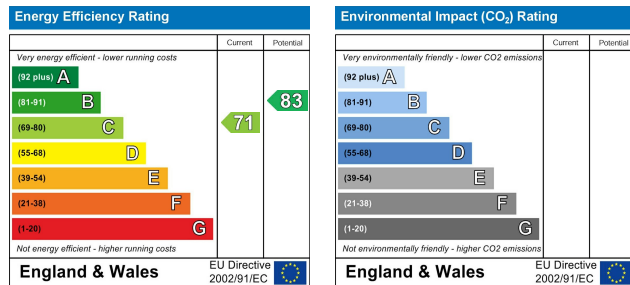
attachment, low level W.C. and pedestal wash basin with a waterfall tap fitted. Laminate flooring fitted, part tiled walls and ladder style radiator fitted.

### Outside

There property has gardens to the front side and the rear. The front garden is paved and provides off road parking and the timber gate give secure access to the side garden, which is paved and the rear garden which is laid to lawn.

### Material Information

Tenure is freehold and it is a traditional brick construction with mains gas water and electric and fibre broadband is available locally.





### 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.



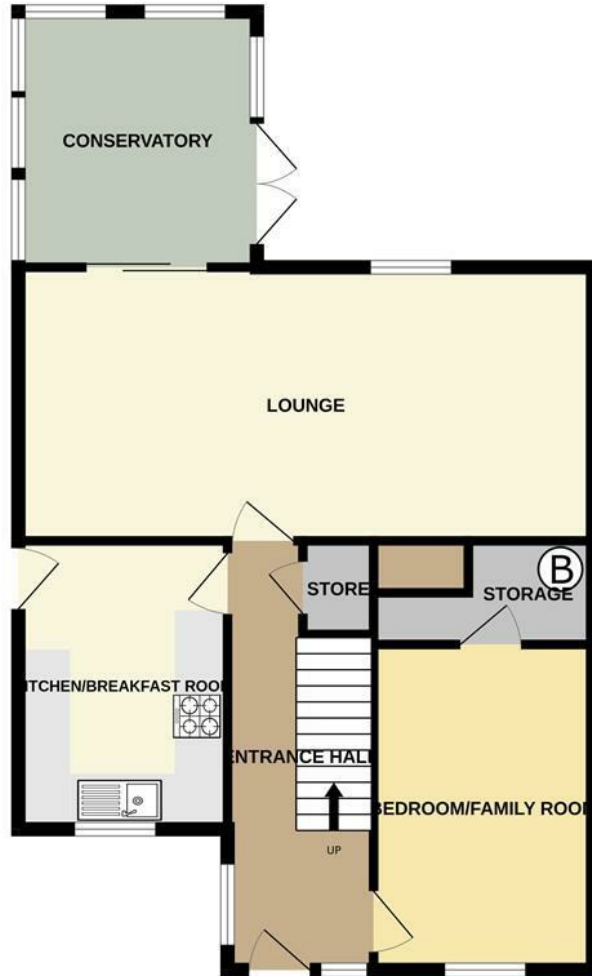
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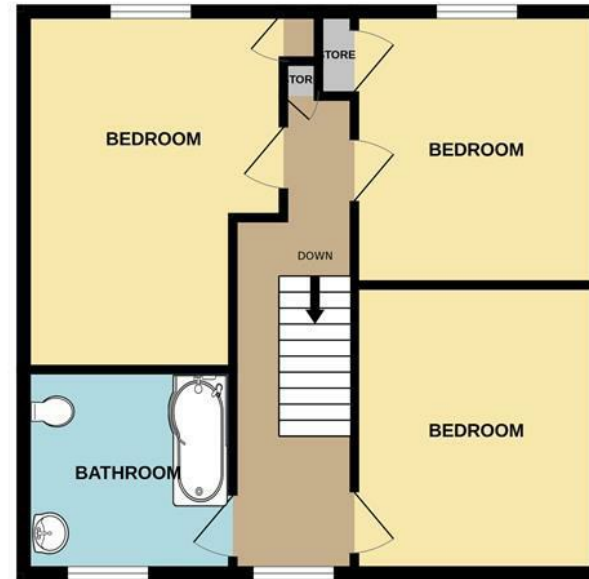
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GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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