



BW
BRIGHOUSE
WOLFF

81 Nixons Lane, Skelmersdale, Lancashire WN8 9BE

£149,950





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Welcome to this charming semi-detached bungalow located on Nixons Lane. This post-war property boasts a spacious reception room, perfect for relaxing or entertaining guests. With three inviting bedrooms, there is ample space for a growing family or visiting friends. The bungalow has a dual aspect kitchen with breakfast bar fitted.

One of the standout features of this property is the mature, private gardens and off road parking.

Don't miss out on the opportunity to make this lovely bungalow your new home. With its desirable location, ample living space, and convenient parking, this property has all the makings of a wonderful place to create new memories and enjoy a comfortable lifestyle. Contact us today to arrange a viewing and experience the charm of Nixons Lane for yourself.

Council tax band B, tenure is freehold. Superfast Broadband available locally and likely mobile voice and data likely available as per of com July 2024. Cable internet currently to the property.

Hall

Double glazed uPVC front door fitted.

Kitchen

11'1 x 8'8 (3.38m x 2.64m)

The dual aspect kitchen has a range of base and wall units with worktops and including a single drainer sink unit, electric cooker point, plumbing for a washing machine and breakfast bar. The walls are part tiled and the floor is tiled.

Lounge

13'11 x 11'5 (4.24m x 3.48m)

A spacious reception room with brick fire surround an TV plinth.

Bedroom 1

11'10 x 9'9 (3.61m x 2.97m)

Rear facing double bedroom.

Bedroom 2

7'9 x 10'3 (2.36m x 3.12m)

Rear facing double bedroom

Bedroom 3

7'11 x 7'1 (2.41m x 2.16m)

Side facing

Bathroom

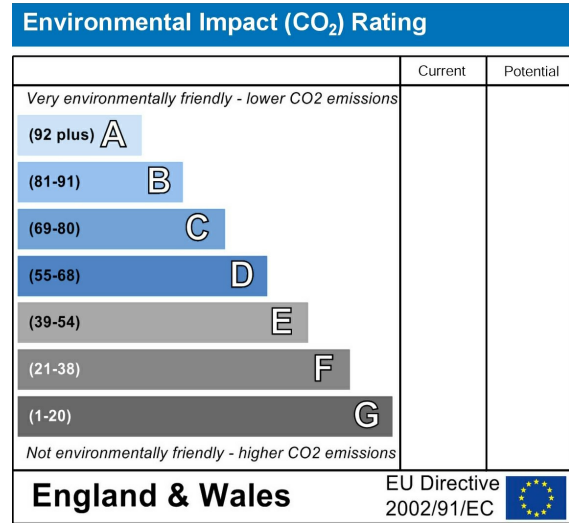
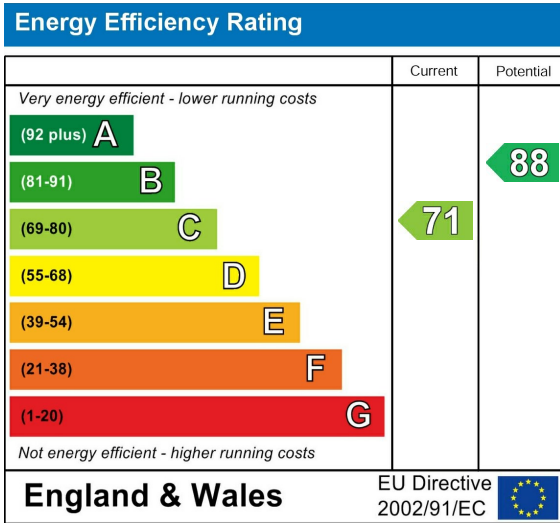
Suite comprising panelled bath wash basin and low level W.C. uPVC panels fitted to the walls.

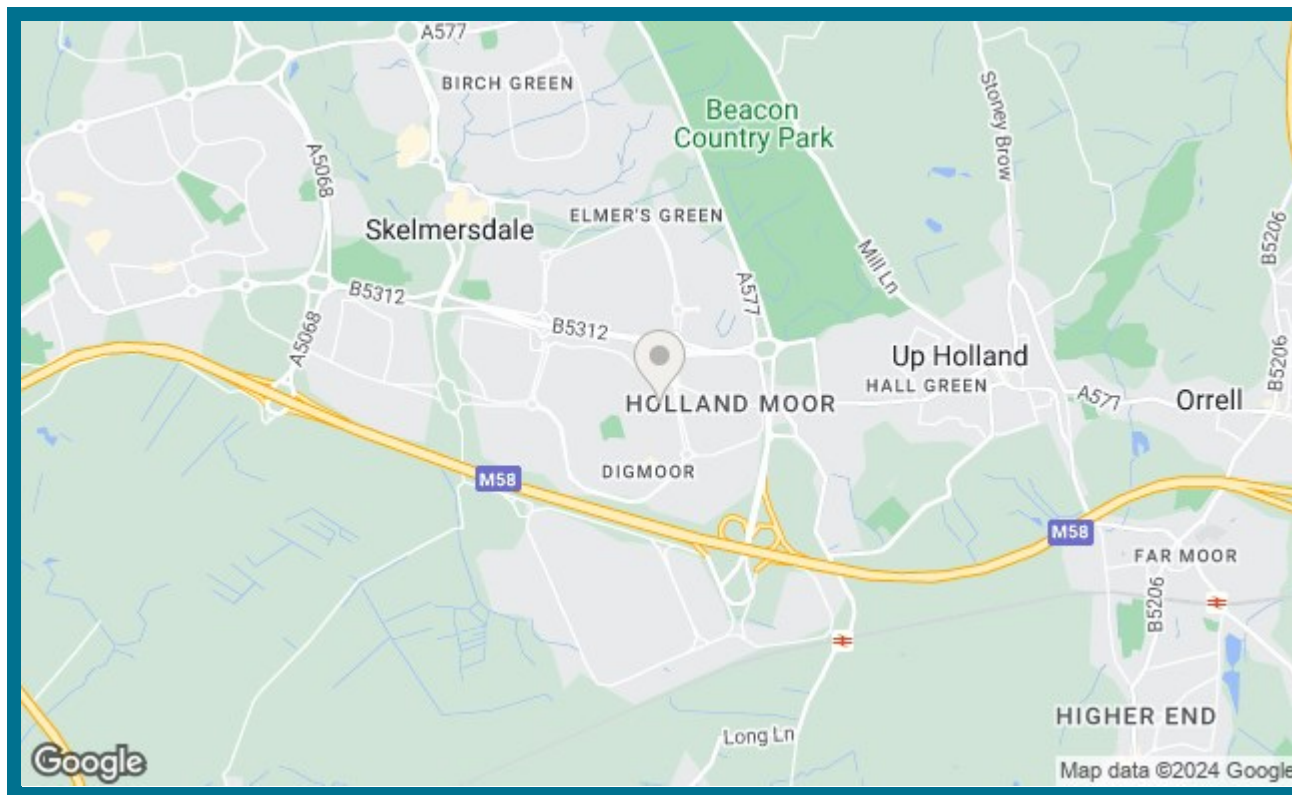
Gardens

The bungalow has mature gardens to the front and the rear with a drive to the attached garage. Front garden has a neat lawn with borders and the rear garden, which extends behind the garage has lawn, flower borders and a flagged patio.

Garage

An attached garage with up and over doors and pedestrian access into 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.



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GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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