



BRIGHOUSE
WOLFF

97 Dehaviland Way, Skelmersdale, Lancashire WN8 6DG
£230,000



A modern four bedroom detached family home which is set in an ever popular location within easy access of various local amenities.

The property is situated upon De-Haviland Way and is therefore located within easy access of a wide variety of shops, schools, Beacon Country Park and the Concourse shopping centre. Excellent road links are provided by the nearby M58 Motorway.

The accommodation briefly comprises; Entrance hallway, lounge/diner, fitted kitchen and study/sitting room, ideal for home working, to the ground floor. To the first floor are three bedrooms - one being served by en-suite shower room - and modern family bathroom suite, whilst to the second floor is another well proportioned double bedroom. To the exterior are gardens to the front and rear and off road driveway parking.

Further benefits include gas central heating and double glazing. Tenure is freehold, Broadband is fibre and Superfast broadband is available locally and there is limited mobile and data as per of com website June 2024.

Please contact us today to arrange a convenient time to view and avoid the disappointment of missing out.

ACCOMMODATION

GROUND FLOOR

HALLWAY

Entrance door, stairs lead to to the first floor, ceiling lighting, door access to the lounge and remainder of ground floor accommodation.

WC/CLOAKS

Low level wc & wash basin, ceiling lighting.

LOUNGE/DINER

18 x 14 max (5.49m x 4.27m max)

A light and spacious room at the rear of the property with double glazed window, ceiling lighting, tv point, patio doors lead into the rear gardens.

FITTED KITCHEN

12 x 6 (3.66m x 1.83m)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces. Gas hob, integrated oven, sink and drainer unit, plumbing for washing machine, double glazed window and ceiling lighting.

STUDY/SITTING ROOM

13 x 7 (3.96m x 2.13m)

Situated at the front of the property, with double glazed window and ceiling light point.

FIRST FLOOR

STAIRS & LANDING

Stairs lead to a landing area which provides access to all first floor accommodation. Further stairs lead to the second floor.

BEDROOM 1

13 x 11 (3.96m x 3.35m)

Double glazed window to the rear elevation, radiator panel & ceiling lighting.

EN-SUITE

Fitted with a three piece shower suite in white comprising; shower cubicle with overhead shower and screens, low level wc. wash basin, double glazed window and ceiling lighting.

BEDROOM 2

14 max x 9 (4.27m max x 2.74m)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

BEDROOM 3

11 x 8 (3.35m x 2.44m)

Double glazed window to the front elevation, radiator panel & ceiling lighting.

BATHROOM SUITE

Fitted with a modern three piece bathroom suite in white comprising; panelled bath with overhead shower and shower screen, low level wc, vanity wash basin and unit below, tiled elevations, double glazed frosted window and ceiling lighting.

SECOND FLOOR

BEDROOM 4

18 x 17 max (5.49m x 5.18m max)

Stairs lead to a large bedroom area upon the second floor. Velux style skylights, radiator panel and ceiling lighting.

EXTERIOR

FRONT & PARKING

The property is situated in a pleasant setting of similar property with off road driveway parking to the front.

REAR GARDENS

The rear gardens are fence enclosed and provide excellent private outdoor living space. The are mainly laid to lawn with a flagged patio/seating area, timber decking to the far rear, timber built garden shed/bar and flagged pathways to side of the house.

TENURE

FREEHOLD

COUNCIL TAX

West Lancs Council 2024/25

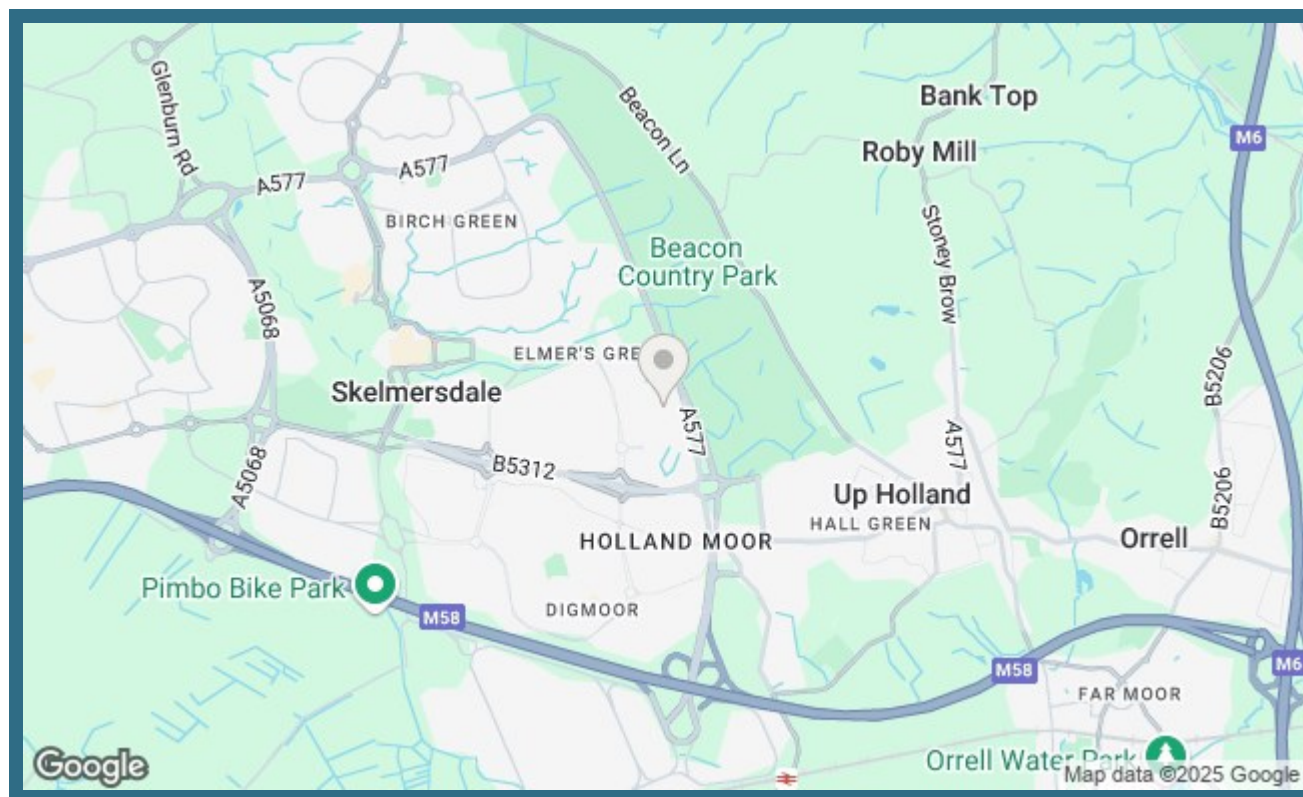
Band: D

Charge: £2233.07

BROADBAND

Superfast Broadband available - Ofcom Website.

VIEWING BY APPOINTMENT



Important Information

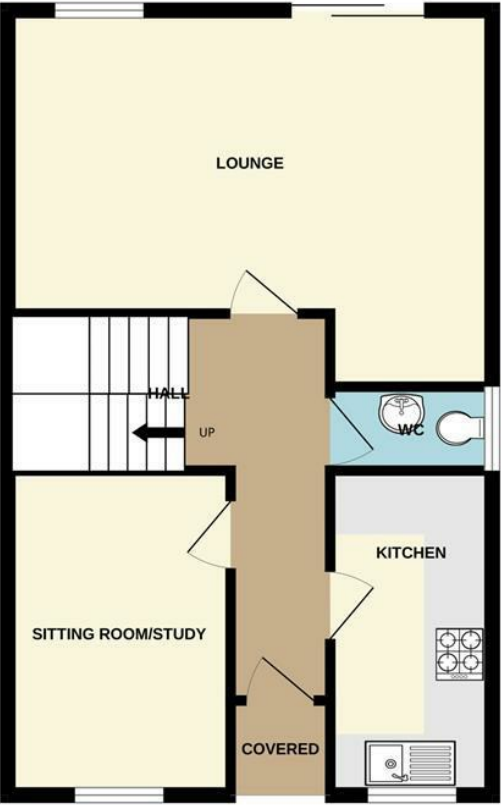
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

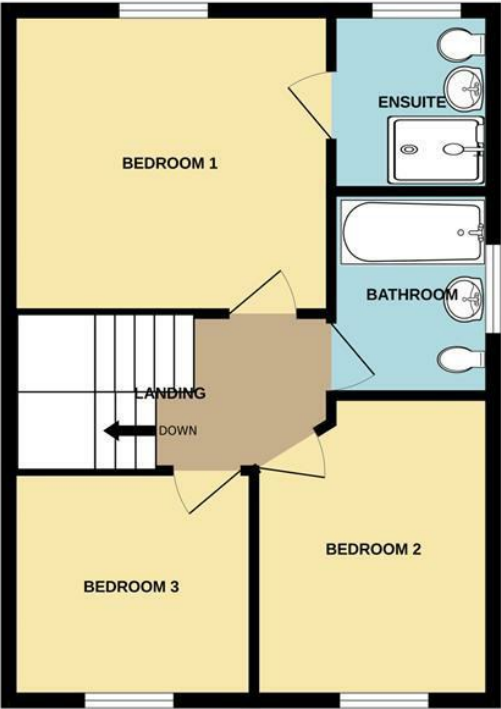
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

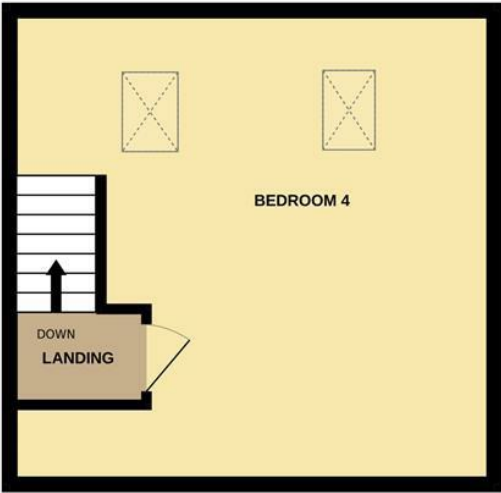
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



