



49 Thurcroft Drive, Skelmersdale, Lancashire WN8 8PD

£189,950





## 49 Thurcroft Drive, Skelmersdale, Lancashire WN8 8PD

A three bedroom semi detached family home which is set on a generous corner plot with gardens to the front, side and rear and garage, located in an ever popular area within close proximity of numerous local amenities.

The property is situated upon Thurcroft Drive in Old Skelmersdale and therefore enjoys a central, and pleasant cul-de-sac location whilst being set within easy access of a variety of shops, schools, restaurants & bars. The M58 motorway along with several main arterial roads are located nearby and provide excellent transport links into Liverpool, Lancashire & beyond.

Beacon Country Park, Ormskirk Hospital & Edge Hill University are all located locally.

The accommodation briefly comprises, Entrance hallway, lounge and fitted kitchen/diner to the ground floor. To the first floor are three well proportioned bedrooms & family bathroom suite, whilst to the exterior are generous private garden areas to the front, side and rear - the rear facing in a sunny Southerly direction - along with off road driveway and single garage parking.

Further benefits include but are not limited to Double glazing and Gas central heating. Tenure is Freehold. Council Tax Band B.

Please contact us today to arrange a convenient time to view.

### GROUND FLOOR

#### HALLWAY

Stairs to the first floor with useful under stairs store.

#### LOUNGE

13'3" x 11'0" (4.05 x 3.37)

The lounge is open through to the dining kitchen.

#### DINING KITCHEN

18'1" x 8'5" (5.53 x 2.58)

The superb open plan dining kitchen has a range of modern base and wall units with worktops and breakfast bar. Incorporating a gas hob with hood over and oven below and a circular single drainer sink unit with a mixer tap. There is space for a tall fridge freezer. Open to the dining room it is an ideal entertaining space.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

11'8" x 10'4" (3.56 x 3.15)

A front facing double bedroom

#### BEDROOM 2

12'1" x 10'2" (3.70 x 3.10)

Rear facing double bedroom

#### BEDROOM 3

9'0" x 7'6" (2.75 x 2.29)

Front facing

#### BATHROOM SUITE

6'11" x 5'2" (2.13 x 1.60)

Suite comprising panelled bath with shower screen fitted, low level W.C. and pedestal wash basin. The walls are tiled.

## EXTERIOR

The property stands on a large plot with extensive gardens to the front side and the rear. Ample space for an extension to the side, subject to the usual planning and building regulations. The gardens are laid to lawn and the drive has room for two vehicles.

## GARDENS

The front and side garden are laid to lawn and to the rear the delightful enclosed garden has lawn, flower borders and a paved seating area with timber summer house.

## PARKING

Driveway to garage with parking for two cars

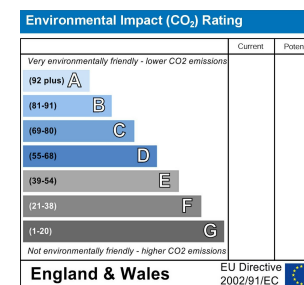
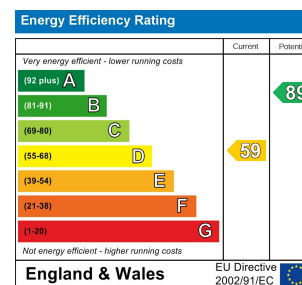
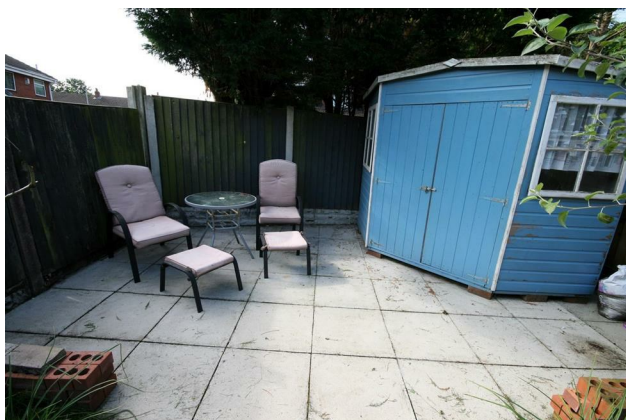
## TENURE

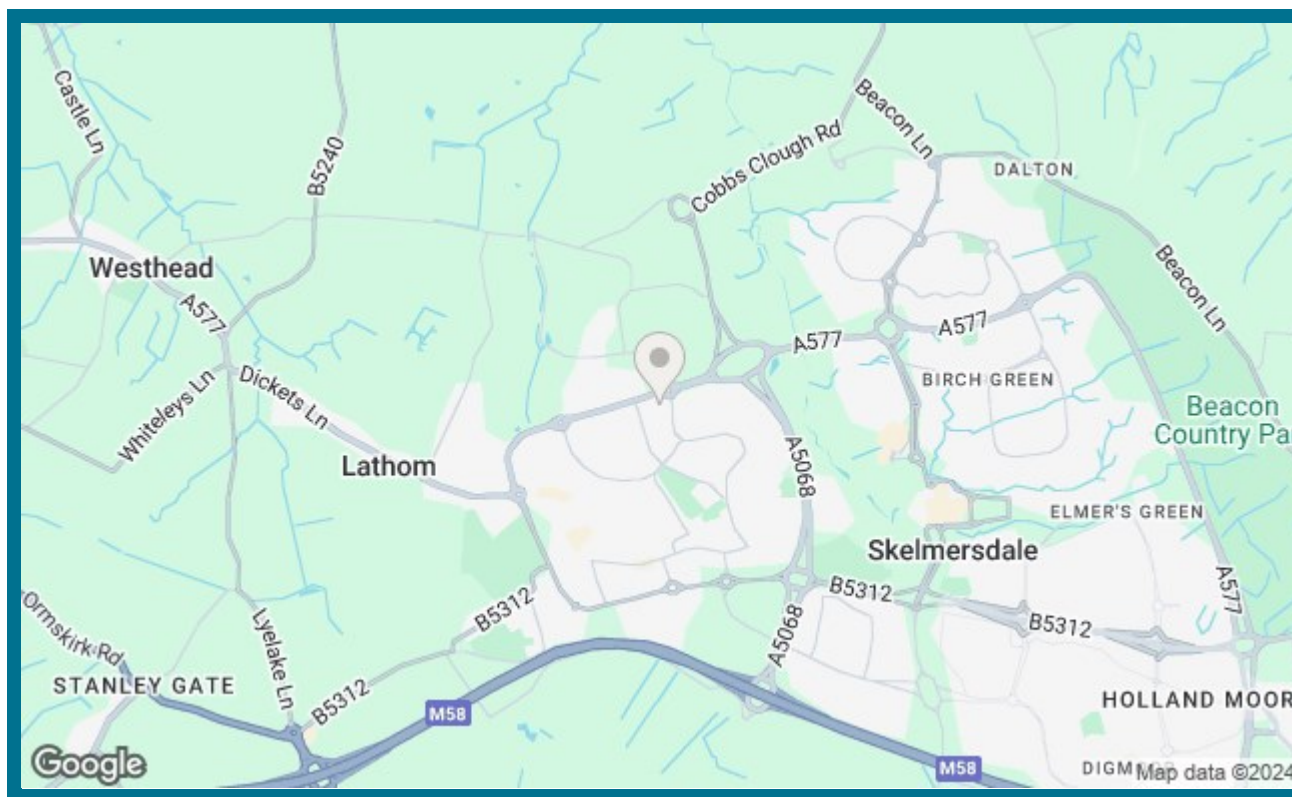
Freehold

## COUNCIL TAX

West Lancashire Band B

## 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.



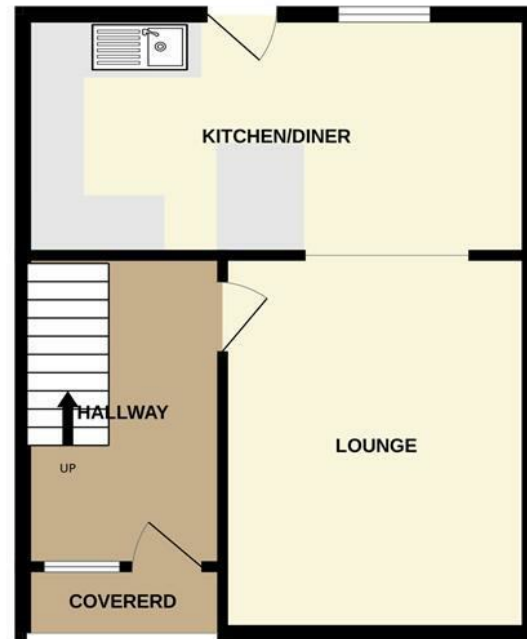
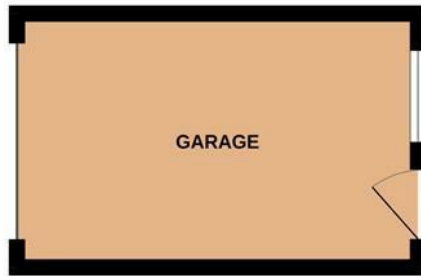
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GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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.  
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