







62 Belfield, Skelmersdale, WN8 9HH

Welcome to this charming terraced house located in Belfield, Skelmersdale. This four bedroom property boasts adaptable accommodation and is beautifully presented throughout. The former garage has been converted and has a variety of uses, currently used as a hobby room, but ideal for home working.

Cable internet connected. Indoor Three is likely Outdoor Three EE O2 Vodafone likely as per Ofcom August 2024.

Traditional construction of brick, this house is superbly presented throughout, contemporary vertical column radiators fitted to the majority of rooms. The property features parking space for 1 vehicle, ensuring convenience for residents and guests alike. Comprising : enclosed porch, kitchen with dining room, lounge, hobby room /additional bedroom and four further bedrooms, one with en suite, plus spacious landing and superb shower room.

This delightful property has ample space for a growing family. An early viewing is highly recommended. Don't miss the opportunity to make this lovely property your own. Gas centrally heated and double glazed.

Porch

Composite Rock front door fitted

Dining Kitchen

12'4 x 5'11 plus 10' x 9'7 (3.76m x 1.80m plus 3.05m x 2.92m)

The open plan dining/kitchen has a range of base and wall units with space for a range style cooker. There is a Perspex splashback and cooker hood fitted and plumbing for a washing machine and dishwasher and one and one half composite sink unit with a mixer tap. Part tiled walls and tiled floor. The dining area has laminate flooring fitted.

Inner Hall

Stairs to the first floor with useful under stairs shoe storage and hanging rail.

W.C.

Suite comprising low level W.C. and wash basin with counter and fitted vanity cupboards.

Lounge

9'10 x 15'10 (3.00m x 4.83m)

The spacious lounge has laminate flooring fitted and double glazed French doors to the rear garden.

Hobby Room / Dining Room

15' x 9'5 (4.57m x 2.87m)

The former garage has been converted to provide adaptable accommodation. Currently used as a hobby room but could be an additional bedroom or formal dining room. It has double glazed French doors leading out to the covered decking and access to storage at the front with power and light.

Walk in store

The front portion of the former garage provides storage space and has power and light. The garage doors remain so could be converted back to a garage.

FIRST FLOOR

Landing

Bedroom 1

10' x 10'2 (3.05m x 3.10m)

A rear facing bedroom.

Bedroom 2

10'4 x 11'1 (3.15m x 3.38m)

Rear facing bedroom with en-suite shower.

En-Suite

Shower compartment fitted with extractor fan.

Bedroom 3

10'4 max x 10'2 (3.15m max x 3.10m)

Front facing

Bedroom 4

8'11 x 7'5 (2.72m x 2.26m)

Front facing

Front Landing

8'11 x 8'7 (2.72m x 2.62m)

The landing provides a useful space for a variety of uses or could be made into an additional bedroom (subject to building regulations). Store cupboard houses the gas combination central heating boiler.

Shower Room

11'1 x 10'4 (3.38m x 3.15m)

The superb shower room has a large tiled shower compartment with power shower fitted, low level W.C. and wash basin set in a vanity unit.. Laminate flooring fitted and part tiled walls.

Radiators

Contemporary vertical radiators fitted to rooms except bedroom 3.

Outside

There are gardens to the front and the rear. A small enclosed garden to the front is paved for ease of maintenance. and driveway to the former garage provides off road parking. The rear garden is a real feature of the property with an elevated timber decked patio which has a Polycarbonate roof. Shallow and broad steps lead down to the rest of the superb garden which is paved and gravelled for ease of maintenance. Timber gate at rear for pedestrian access.



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		(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Important Information

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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
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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