









## 2 Ashwall Street, Skelmersdale, Lancashire WN8 8AN

Welcome to Ashwall Street, Skelmersdale - a charming end terrace house that could be your next dream home! This lovely property boasts three bedrooms, perfect for a growing family or those in need of a home office space. With a well-maintained bathroom, you can relax and unwind after a long day.

Comprising entrance hall, lounge, dining kitchen with gas hob, inner hall bathroom and three bedrooms and W.C. to the first floor. Gardens to the front side and the rear.

Located in a desirable area of Old Skelmersdale, this house offers a great opportunity for a first time buyer or an investor. The absence of an onward chain delay means you can move in hassle-free and start enjoying all that this property has to offer.

Gardens to the front side and the rear with potential to extend to the side, with the usual planning.

Don't miss out on the chance to make this house your own - book a viewing today and envision the endless possibilities of turning this house into your perfect home sweet home!

### Entrance Hall

Tiled floor and stairs to the first floor.

### Lounge

11'11 x 11'9 (3.63m x 3.58m)

The delightful lounge has newly fitted carpet, and has a double glazed square bay window.

### Dining Kitchen

9'9 x 14'5 (2.97m x 4.39m)

The spacious dining kitchen has a range of base and wall units with worktops and includes a single drainer sink with a mixer tap, plumbing for a washing machine and a gas hob and built in oven. The floor is tiled and there is a useful under stairs cupboard. Ample space for a dining table

### Inner Hall

Tiled flooring. Door to rear garden

### Bathroom

Modern suite comprising panelled bath with an electric shower over, pedestal wash basin and low level W.C. Tiled walls and floor. The walk in store houses the gas central heating boiler ( approx 18month old )

## FIRST FLOOR

### Landing

### W.C.

Low level W.C. and wash basin.

### Bedroom 1

11'1 x 11'9 (3.38m x 3.58m )

Built in robe. recently fitted carpet.

### Bedroom 2

9'5 x 7'8 (2.87m x 2.34m)

Rear facing. Recently fitted carpet.

### Bedroom 3

6'8 x 6'6 (2.03m x 1.98m)

Rear facing. recently fitted carpet.

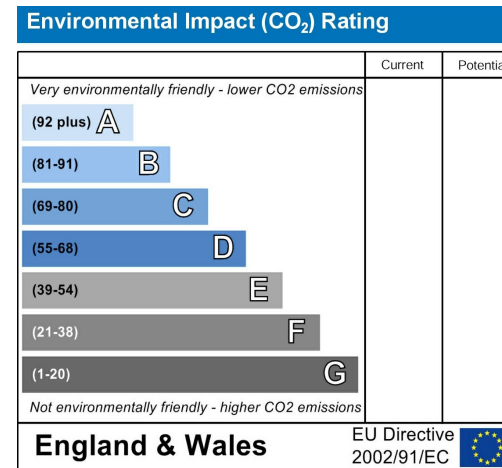
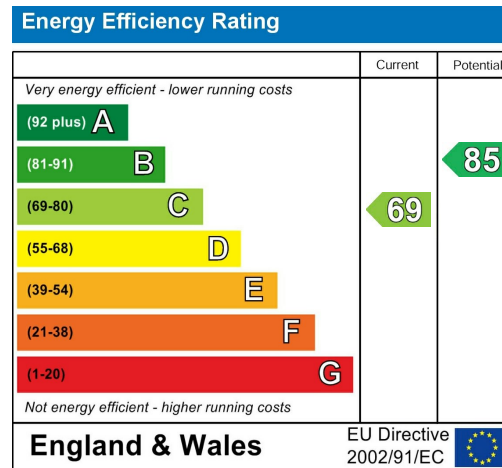


## Gardens

There are gardens to the front side and the rear. Potential to extend to the side with the usual planning. The small front garden is low maintenance, a timber gate leads to the side and rear garden. The spacious rear garden has recently laid turf.

## EPC

Since the EPC was commissioned the gas combination central heating boiler has been update.





### 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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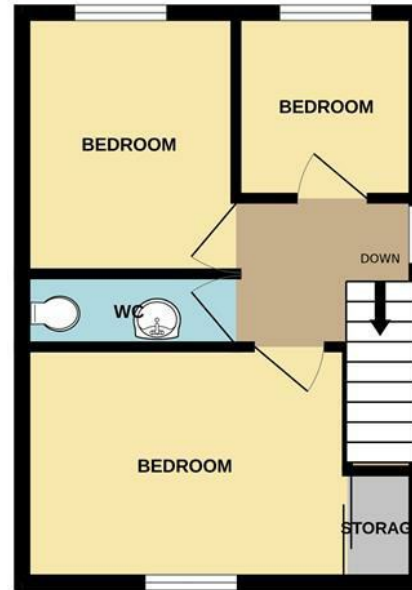
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GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



FIRST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 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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