











## 105 Elmridge, Skelmersdale, Lancashire WN8 6DE

Welcome to this four bedroom terraced house located in Elmridge, Skelmersdale. This property boasts a spacious layout with a large kitchen/dining room, perfect for entertaining guests or relaxing with family. With four bedrooms, there is ample space for a growing family or for those in need of a home office or hobby room.

The gas centrally heated accommodation comprise : entrance hall, W.C. kitchen / dining room with an extensive range of HIGH GLOSS base and wall units and built in oven and hob, lounge with double glazed sliding patio doors and four bedroom and family bathroom. Good sized enclosed garden to the rear.

The absence of an onward chain delay means you can swiftly make this house your home without any unnecessary waiting.

Don't miss out on the chance to own this lovely four-bedroom house in Elmridge - schedule a viewing today and envision the possibilities that await you in this wonderful property.

### Entrance Hall

Stairs to the first floor.

### W.C.

low level W.C. and wall mounted wash basin.

### Kitchen/Diner

11'7 x 14'7 (3.53m x 4.45m)

The spacious kitchen with dining has an extensive range of modern base and wall units which incorporate a one and one half single drainer sink unit with a mixer tap, gas hob with hood, oven and plumbing for a washing machine and dishwasher. Space for a fridge/ freezer. Part tiled walls.

### Lounge

17'8 x 11'4 (5.38m x 3.45m)

With laminate flooring fitted and double glazed sliding patio doors to the rear garden.

### FIRST FLOOR

### Landing

Two store cupboards, one housing the gas combination central heating boiler.

### Bedroom 1

14'6 x 9'2 (4.42m x 2.79m)

A rear facing double bedroom with laminate flooring fitted and walk in wardrobe.

### Bedroom 2

11'4 x 9'4 (3.45m x 2.84m)

A rear facing double bedroom.

### Bedroom 3

11'6 x 6'3 (3.51m x 1.91m)

Rear facing with laminate flooring fitted.

### Bedroom 4

11'6 x 5'11 (3.51m x 1.80m)

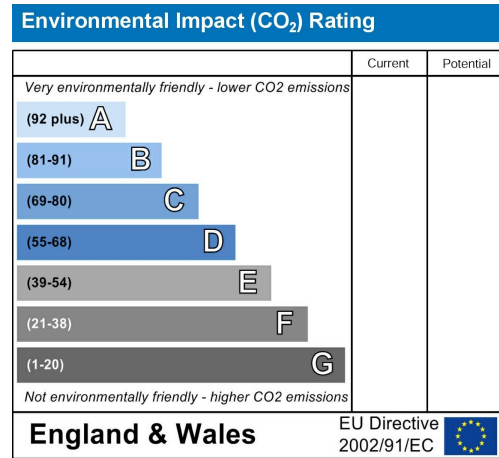
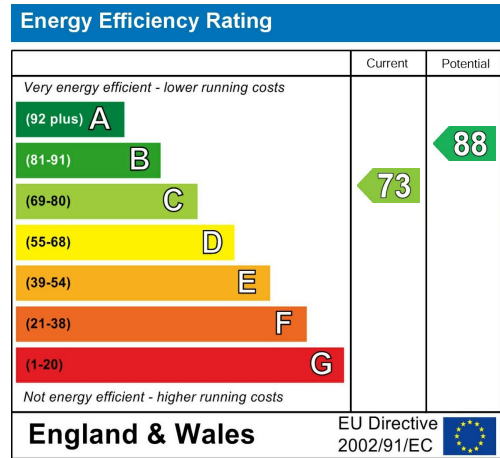
Rear facing with laminate flooring fitted.

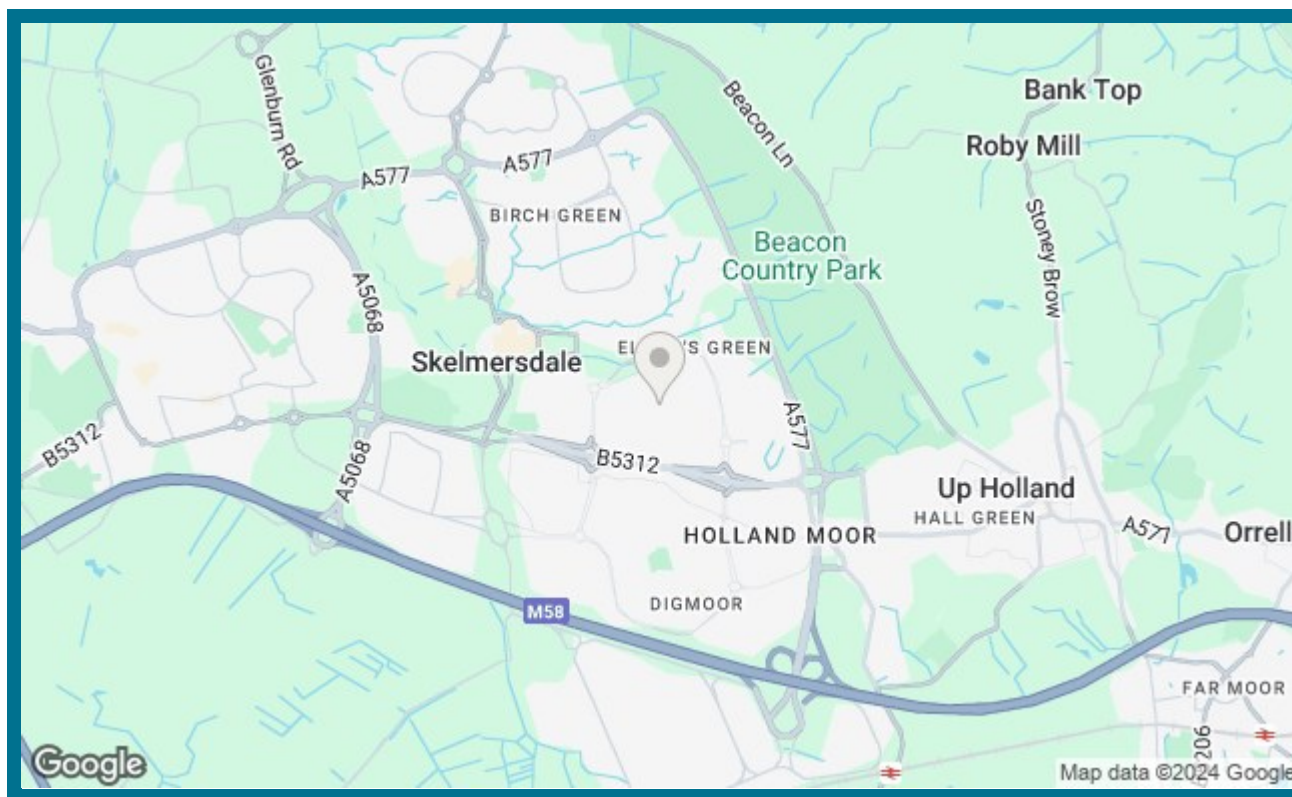
### Bathroom

Suite comprising panelled bath with shower over, low level W.C. and pedestal wash basin.

### Garden

A large enclosed garden to the rear which is not directly overlooked to the rear.





### 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.



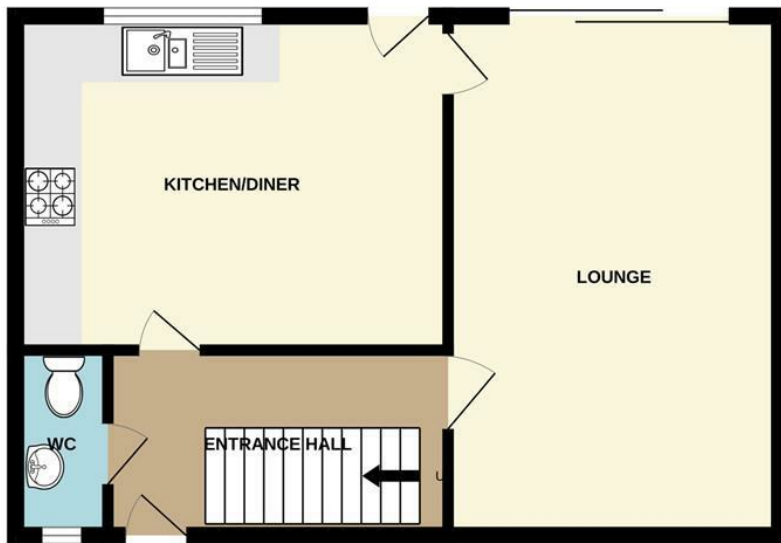
82 Sandy Lane, Skelmersdale, Lancashire, WN8 8LQ

Tel: 01695 722251

[skelmersdale@brighouse-wolff.co.uk](mailto:skelmersdale@brighouse-wolff.co.uk)

[www.brighouse-wolff.co.uk](http://www.brighouse-wolff.co.uk)

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2024







