



BRIGHOUSE  
WOLFF

5 Bramhall Road, Skelmersdale, Lancashire WN8 8RW  
£189,500



Located in Old Skelmersdale, this delightful three bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts a timeless appeal while providing modern living spaces suitable for families or professionals alike.

The layout is thoughtfully designed and has the benefit of a conservatory. The gas centrally heated and double glazed accommodation comprises: large porch, entrance hall, cloaks, lounge with dining area, kitchen, conservatory and three bedrooms and bathroom to the first floor. Externally there are gardens to the front and the rear and two garages in a tandem position.

The semi-detached nature of the property allows for a sense of community while still offering the privacy that many desire. The surrounding area is an ideal location for families looking to settle down.

Bramhall Road is conveniently located, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is just a stone's throw away. Whether you are commuting to work or enjoying a leisurely day out, the location is both practical and appealing.

This property presents an excellent opportunity for those seeking a comfortable family home in a desirable area. With its spacious bedrooms and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

### Porch

Large double glazed porch with a tiled floor.

### Entrance Hall

Laminate flooring and ornate radiator cover fitted. Stairs to the first floor.

### W.C.

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

### Lounge with Dining

13'6 x 11'1 plus 10'5 x 9'2 (4.11m x 3.38m plus 3.18m x 2.79m)

The spacious lounge is open through to the dining room which has French doors to the conservatory. Laminate flooring fitted.

### Conservatory

7'6 x 11'6 (2.29m x 3.51m)

Access from both the lounge and the kitchen.

### Kitchen

9'11 x 8'2 (3.02m x 2.49m)

The kitchen has a range of base and wall units with worktops to accord and incorporates a gas hob, double oven and a one and one half sink unit. There is plumbing for a washing machine and inset spots fitted to the ceiling. Integrated, under counter fridge and freezer.

## FIRST FLOOR

### Landing

### Bedroom 1

13'9 x 9'9 (4.19m x 2.97m)

A double bedroom which is front facing and has laminate flooring fitted.

### Bedroom 2

9'11 x 9'7 (3.02m x 2.92m)

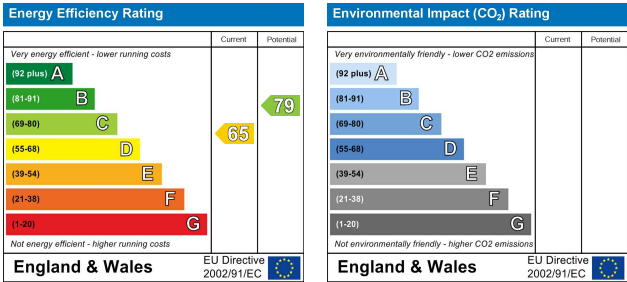
Rear facing with laminate flooring fitted

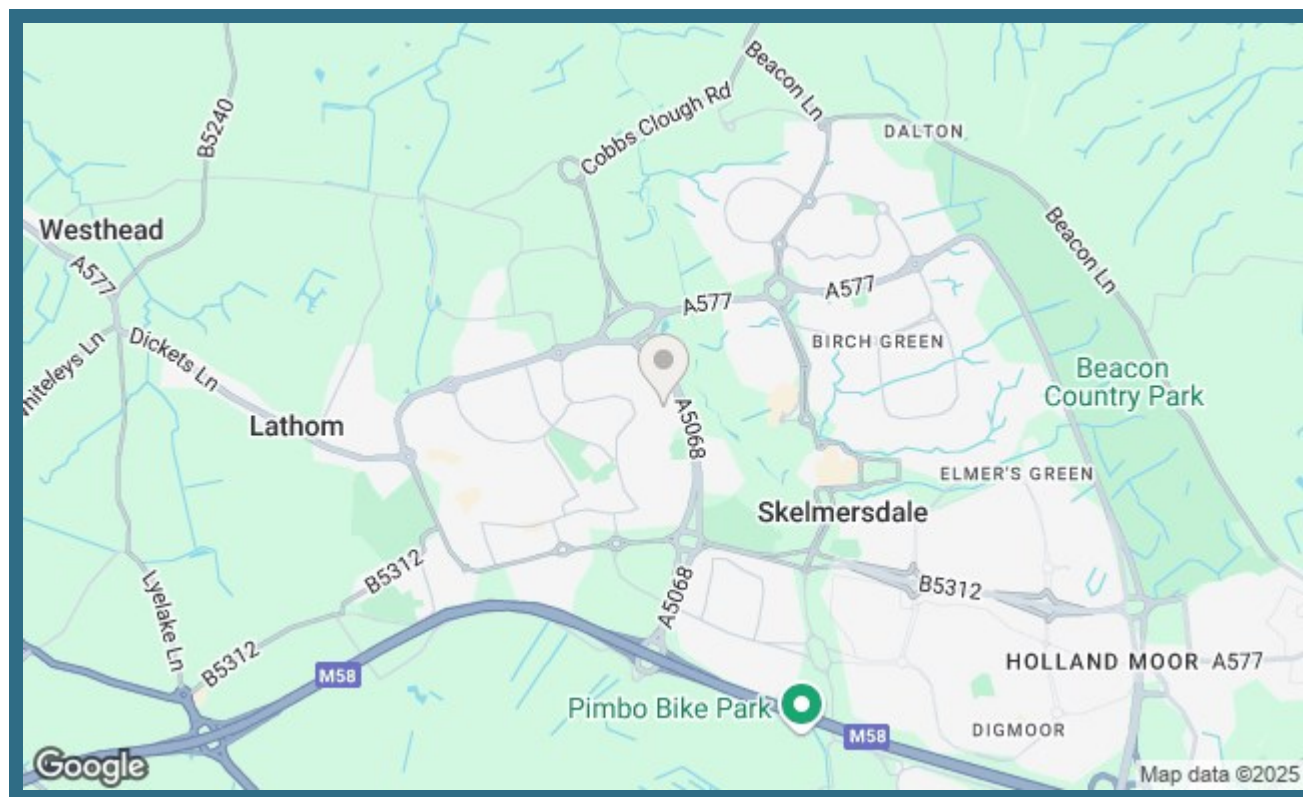
Bedroom 3  
9'11 max x 8'1 (3.02m max x 2.46m)  
Front facing

Bathroom  
A spacious bathroom with double shower compartment, corner bath, low level W.C. and pedestal wash basin.

Outside  
Gardens to the front and the rear, both laid to lawn.

Garages  
Attached garage to the side of the property with up and over doors which is open to the rear leading to the second garage in the rear garden.





### Important Information

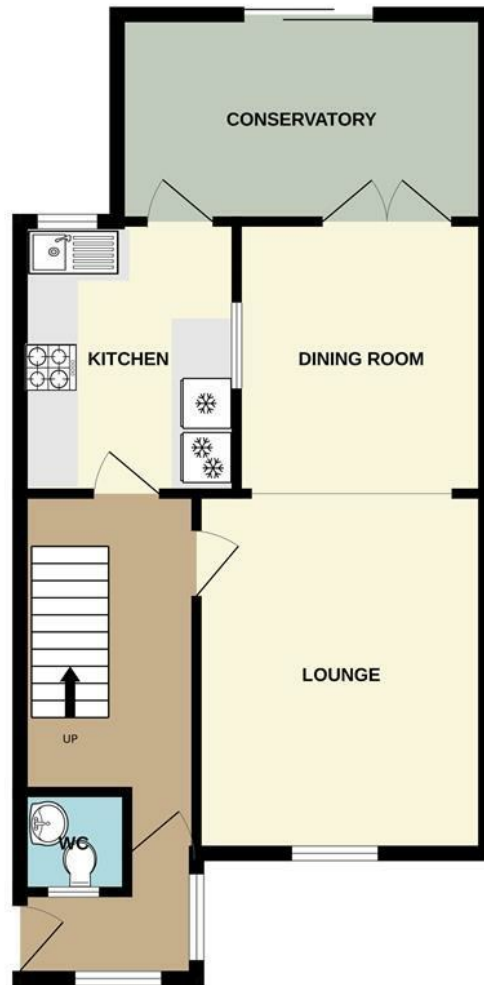
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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.  
Made with Metropix ©2025



