



BRIGHOUSE
WOLFF

11 Courtfield Drive, Skelmersdale, Lancashire WN8 9DE
Offers Over £149,950



This two bedroom semi detached must be viewed to avoid disappointment. No onward chain delay.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. The room is filled with natural light, creating a warm and welcoming atmosphere. The layout flows seamlessly into the kitchen area, which is well-equipped and ideal for those who enjoy cooking and dining at home.

The property features two generously sized bedrooms, providing ample space for relaxation and rest. Each room is designed to maximise comfort, making it an ideal retreat at the end of a busy day. The bathroom is conveniently located and fitted with modern fixtures, ensuring a pleasant experience for all residents.

Outside, the property benefits from gardens to the front and the rear with drive to the side. The property offers a lovely space for outdoor activities or simply enjoying the fresh air.

Courtfield Drive is well-positioned, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity for those seeking a comfortable home. Do not miss the chance to make this delightful house your new home.

Entrance Hall

W.C.

Suite comprising low level W.C. and wall mounted wash basin with tiled splash back. Double glazed window to side elevation.

Lounge

13'6 x 12'3 (4.11m x 3.73m)

The spacious lounge has double glazed window to the front elevation and stairs to the first floor.

Inner Hall

Useful under stairs store cupboard

Dining Kitchen

7'8 x 12'3 (2.34m x 3.73m)

The dining kitchen has a range of modern base and wall units with worktops to accord and includes a single drainer sink unit with a mixer tap, plumbing for a washing machine, gas hob with fitted oven below. Part tiled walls. and wall mounted gas combination central heating boiler. Double glazed window and door to rear garden.

FIRST FLOOR

Landing

Spacious landing

Bedroom 1

10'6 narrowing to 8'2 x 12'3 (3.20m narrowing to 2.49m x 3.73m)

A double bedroom which is front facing with double glazed window fitted.

Bedroom 2

7'9 x 12'3 (2.36m x 3.73m)

The rear facing bedroom has double glazed window and built in store over the stairs.

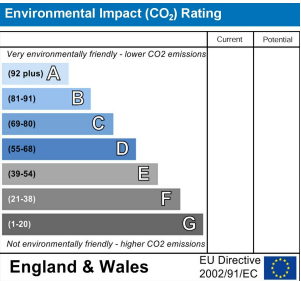
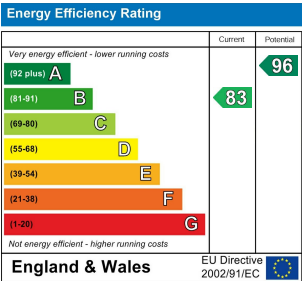
Bathroom

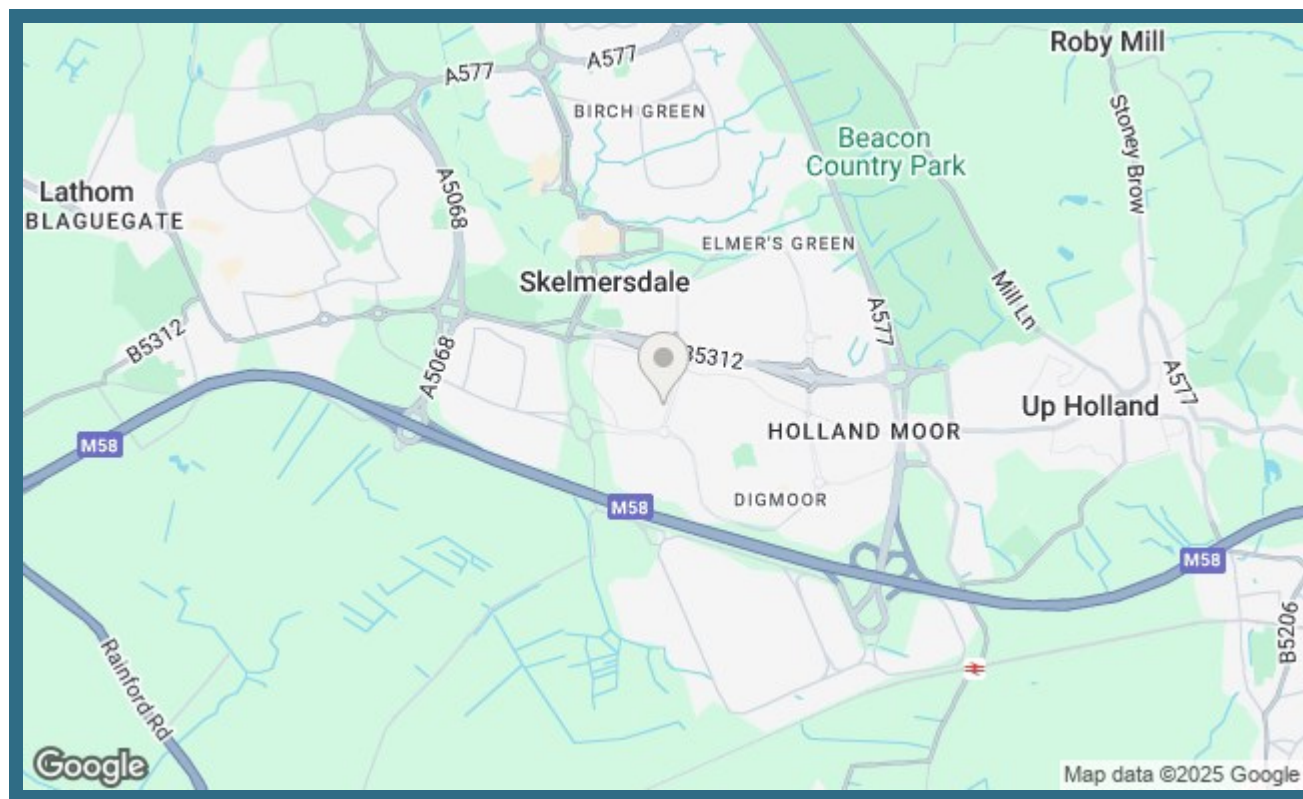
Modern suite comprising panelled bath with shower attachment, low level

W.C. and pedestal wash basin. The walls are part tiled and there is a double glazed window to the side elevation.

Gardens

There are gardens to the front and the rear with drive to the side for off road parking.





Important Information

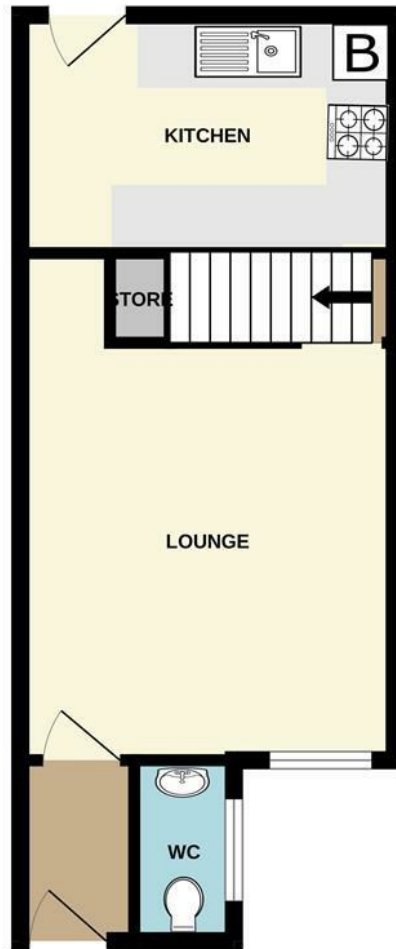
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

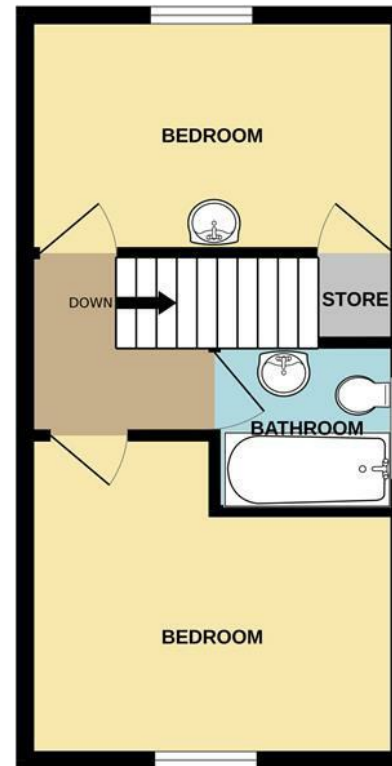
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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