



BRIGHOUSE
WOLFF

36 Daniels Lane, Skelmersdale, Lancashire WN8 9NH
Offers Over £175,000



Located in Daniels Lane, Skelmersdale, this delightful semi-detached home offers a perfect blend of space and comfort making it ideal for families.

Upon entering, you will find a spacious hallway, a reception room providing an excellent space for relaxation, kitchen with utility and WC. The house features three well-proportioned bedrooms, each offering ample natural light and a shower room which has a double walk in shower with screen.

One of the standout features of this property is the generous parking space to the front, accommodating up to three vehicles, which is a rare find in many homes. This added convenience makes it an excellent choice for families with multiple cars.

The location is particularly appealing, with a range of local amenities, schools, and shops nearby.

Entrance hall

UPVC double glazed front door and window, a modern fitted radiator and stairs to the first floor.

Lounge

11'5" x 14'5" (3.5 x 4.4)

The spacious lounge has a double glazed bay window, points for wall lights and a timber fire surround with cast iron effect fire.

Kitchen with Dining Room

7/11 x 17'11 (2.13m/3.35m x 5.46m)

The open plan kitchen with dining area has base and wall units with worktops, a 5 burner gas hob with stainless steel splashback and oven fitted below. The one and half sink unit has a mixer tap, plumbing for a washing machine, walls are part tiled and there is ample space for an American style fridge / freezer.

Utility Room

5'10 x 5'9 (1.78m x 1.75m)

The utility room has base and wall units.

W.C.

Low level W.C. and wall mounted wash basin, laminate flooring and extractor fan fitted.

FIRST FLOOR

Landing

Access to roof void.

Bedroom 1

12'10 x 10'9 (3.91m x 3.28m)

The front facing double bedroom has double glazed bay window, points for wall lights.

Bedroom 2

9'6" x 10'9" (2.9 x 3.3)

A rear facing double bedroom.

Bedroom 3

6'10 x 6'8 (2.08m x 2.03m)

Front facing bedroom.

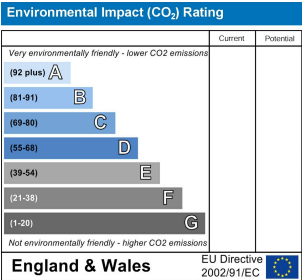
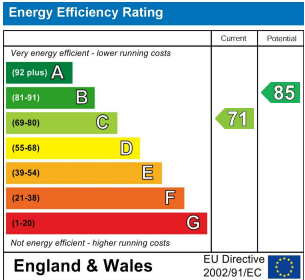
Shower Room

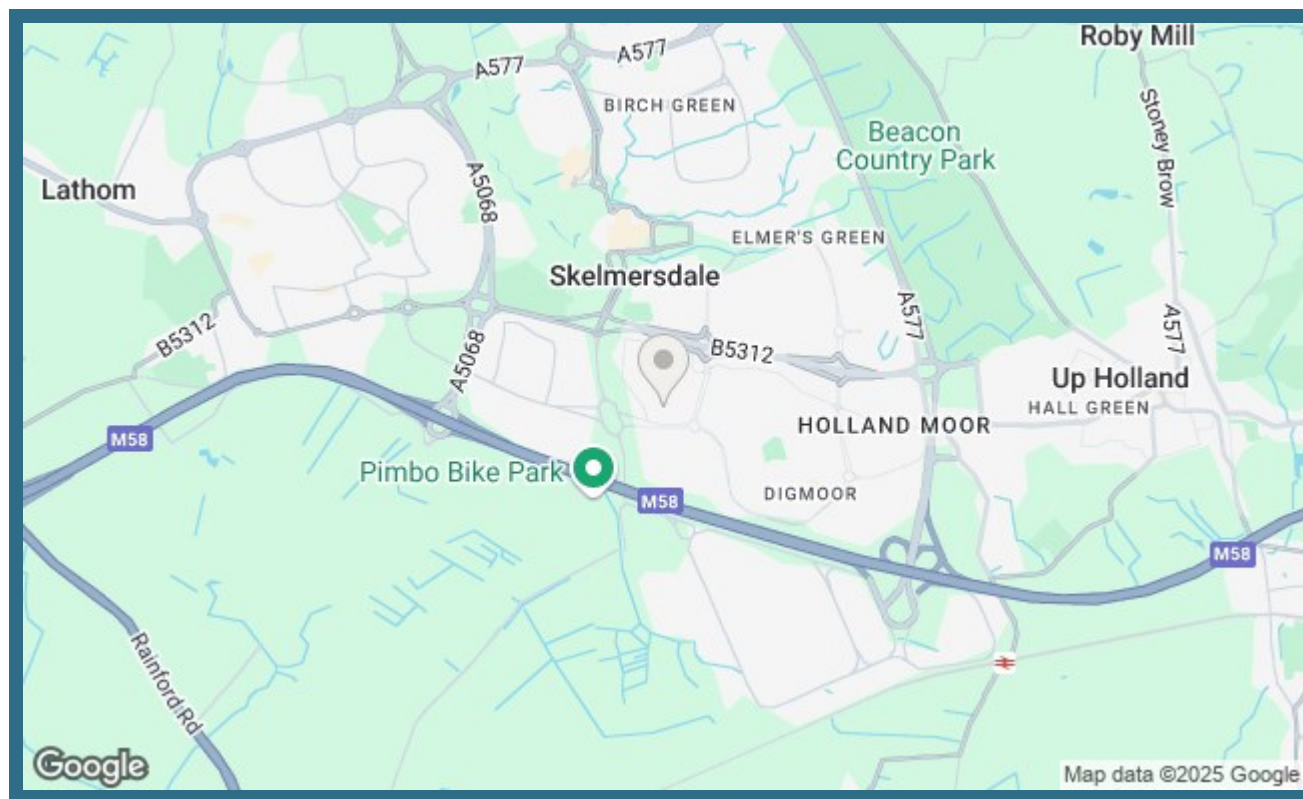
Suite comprising walk in shower with screen, low level W.C. and pedestal wash basin. Part tiled walls and vinyl flooring fitted.

Gardens

The property enjoys gardens to the front and the rear. The front garden is

stoned providing ample off road parking with boxed plantation area, modern baton fencing with solar lights fitted. Rear garden is laid to lawn with mature borders, a flagged patio area and timber shed. The rear garden is not directly overlooked.





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.

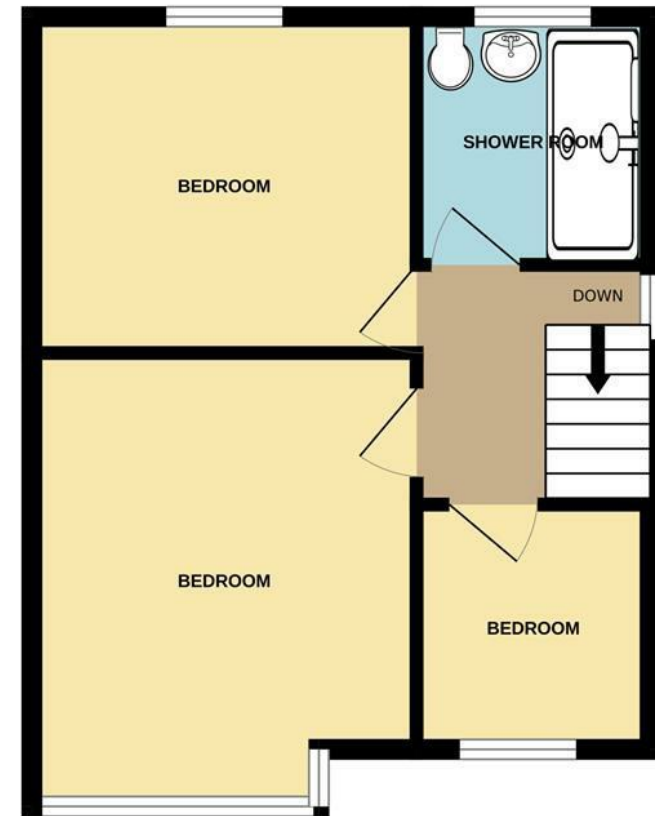
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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