







8 Derby Road, Skelmersdale, Lancashire WN8 8BP

This spacious detached family house with separate granny/teenager annex offers ADAPTABLE accommodation over three floors (subject to building regulations). Comprising : Entrance hall, W.C. large lounge, open plan kitchen with dining room and three double bedrooms with family bathroom to the first floor. The loft has been converted to a spacious occasional bedroom but subject to building regulation approval could be converted to two further bedrooms. Delightful gardens to the front side and the rear with parking for three cars to the front. Access to the rear garden from the front. THE SEPARATE ANNEX with its own private access comprises lounge , open plan kitchen with dining room with French doors to a small private garden with bedroom and a superb shower room to the first floor. The property is located within easy reach of the M58, popular schools and local amenities.

DIRECTIONS

From our Sandy Lane Office proceed to the roundabout taking first exit left into Railway Road. At the next roundabout take second turning into Liverpool Road. Follow the road round and Derby Road is the second road on the left. The subject property will be identified by our For Sale Board on the left hand side.

Entrance Hall

Wooden flooring and stairs to the first floor. Store with louvred doors.

W.C.

Low level W.C. wall mounted wash basin and gas central heating boiler

Impressive Lounge

22'10 x 15'8 (6.96m x 4.78m)

Spacious lounge with double glazed French doors to the rear.

Kitchen and Dining Room

22'9 x 12'2 (6.93m x 3.71m)

The open plan kitchen with dining makes and ideal family room. Extensive range of base and wall units and central island with worktops and including electric hob, one and one half inset sink unit with swirl tap, plumbing for a dishwasher and space for an American style fridge freezer. Part tiled walls and wooden flooring. Door to the self contained annex.

FIRST FLOOR

Landing

A spacious landing with door opening to the stairs to the converted loft room on the second floor.

Bedroom

11'10 x 15'5 (3.61m x 4.70m)

Front facing and laminate flooring fitted.

Bedroom

10'10 x 14' (3.30m x 4.27m)

Rear facing and laminate flooring fitted

Family Bathroom

A superb suite comprising large bath with shower attachment, low level W.C and large vanity sink. Tiled walls and floor and ladder style radiator.

SECOND FLOOR

Occasional Bedroom

10'2 x 33'11 (3.10m x 10.34m)

The spacious loft has been converted to provide a large occasional bedroom. However, subject to building regulations could be divided to provide two bedrooms.

Gardens

Gardens to the front side and the rear. Parking for 3 cars to the front. Low maintenance and attractive garden to the rear with artificial grass installed, boarded by sleepers, decking and canopy area with small lawn and shed. There is access to the rear garden from the front and also private access to the annex at the side of the property.

GRANNY/ TEENAGE ANNEX

Lounge

16'6 x 15'4 (5.03m x 4.67m)

A cosy room with multi fuel burner with timber surround and ingenious day bed. Door to stairs to the first floor.

Kitchen

Cottage style kitchen with oak worktops and shelving and incorporating a Belfast sink and drainer, space for a range style cooker, cooker hood and plumbing for washing machine and dishwasher. tiled flooring.

Dining Room

7'6 x 13'5 (2.29m x 4.09m)

Open from the kitchen and having double glazed French doors to the enclosed garden. Store.

FIRST FLOOR

Bedroom

13/5 x 15'6 (3.96m/1.52m x 4.72m)

This double bedroom has 2 double glazed Velux windows and access to the eaves for hanging space. 2 store cupboards .

Shower Room

A superb shower room with double shower compartment, unique reclaimed glass wash basin and low level W.C. Tiled floor and walls and extractor fan fitted.

Bedroom

11'6 x 12'3 (3.51m x 3.73m)

This double bedroom could be included with the annex or the main house,

Garden

Separate small garden accessed from the dining room.

Tenure

Freehold

Council Tax

West Lancashire Band C for the whole property

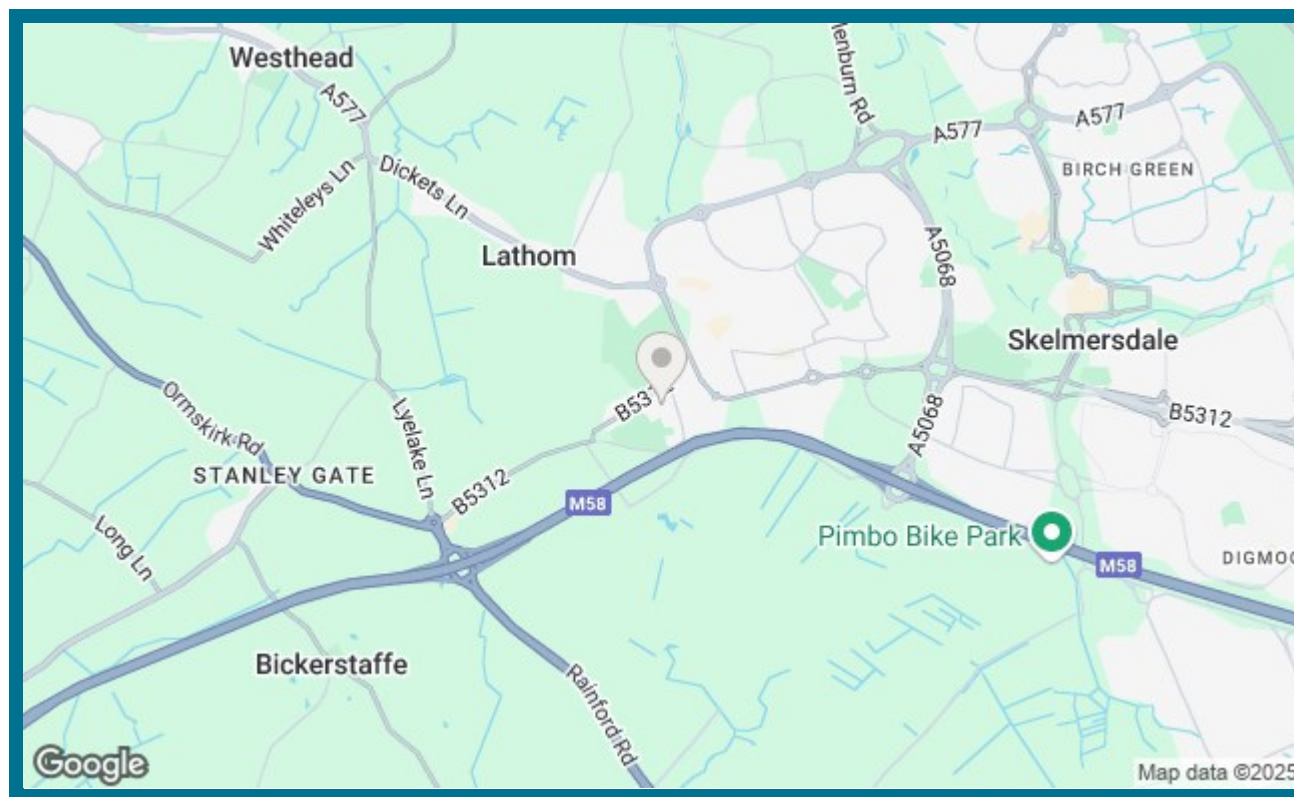
Side Porch

Door to side giving private access to the annex.

Material Information

We understand that t





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



1ST FLOOR



2ND 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.
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