



BRIGHOUSE
WOLFF

76 Elmers Green, Skelmersdale, Lancashire WN8 6SB

£370,000



Nestled in the highly sought after location of Elmers Green, Skelmersdale, this architect designed detached house requires updating, but has tremendous potential to be your forever family home. Sitting on a large plot with gardens surrounding it also has benefit of a double integral garage.

The spacious layout of the house would allow for a variety of living arrangements.

Elmers Green is a popular and sought after location with individually designed properties. It is convenient for local amenities, and easy motorway access., making it a desirable location for families and professionals alike.

This property presents a wonderful opportunity for those seeking a project to design and update the property. An early viewing is highly recommended.

Porch

The enclose porch has tiled floor and double glazed sliding doors

Impressive Entrance Hall

A spacious entrance hall with open tread stairs to the first floor and a walk in store.

Cloaks

Wash basin set in vanity, low level W.C.

Lounge

22'10 x 12'`` (6.96m x 3.66m``)

A triple aspect room with double glazed sliding patio doors to the rear and inset fire. The lounge is open to the dining room.

Dining Room

9'10 x 10'10 (3.00m x 3.30m)

Kitchen with Breakfast Room

8'8 x 13'8 plus semi circular breakfast area (2.64m x 4.17m plus semi circular breakfast area)

The kitchen has a range of base and wall units with electric hob, oven and hood and a one and one half single drainer sink unit. It extends to a semi circular breakfast area over looking the gardens.

Utility

Plumbing for a washing machine. sink and gas central heating boiler.

Side Porch

Access to the side and rear gardens and door to the double integral garage.

FIRST FLOOR

Landing

Spacious landing with double glazed window to the front elevation. Useful Store.

Principle Bedroom

14'11 x 13' plus robes (4.55m x 3.96m plus robes)

Wall length range of fitted wardrobes.

En Suite

Requiring some updating.

Bedroom 2

19'2 x 13'2 (5.84m x 4.01m)

A front facing large double bedroom with a range of fitted wardrobes

Bedroom 3
9'4 x 10'11 (2.84m x 3.33m)
Rear facing

Bedroom 4
13'7 x 8'10 max (4.14m x 2.69m max)
Side facing

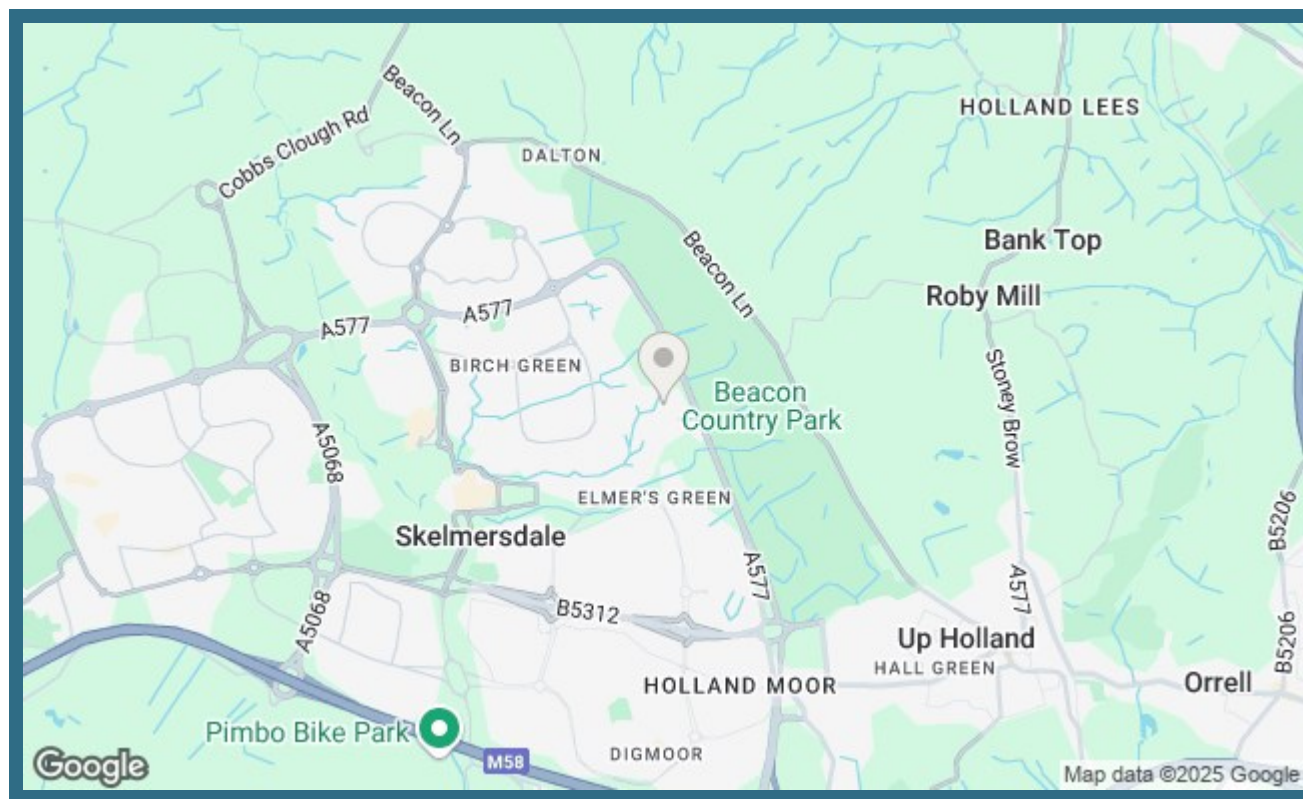
Bathroom
Suit comprising shower compartment , panelled bath, low level W.C. and wash basin.

Integral Double Garage
16'6 x 16'11 (5.03m x 5.16m)
Double up and over doors.

Gardens
The property stand on a large plot with gardens to all four sides. The York stone paving to the front has a large circular planter and provides ample off road parking. The gardens do require some work but have potential to be a beautiful and private outdoor space with many mature trees and shrubs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Important Information

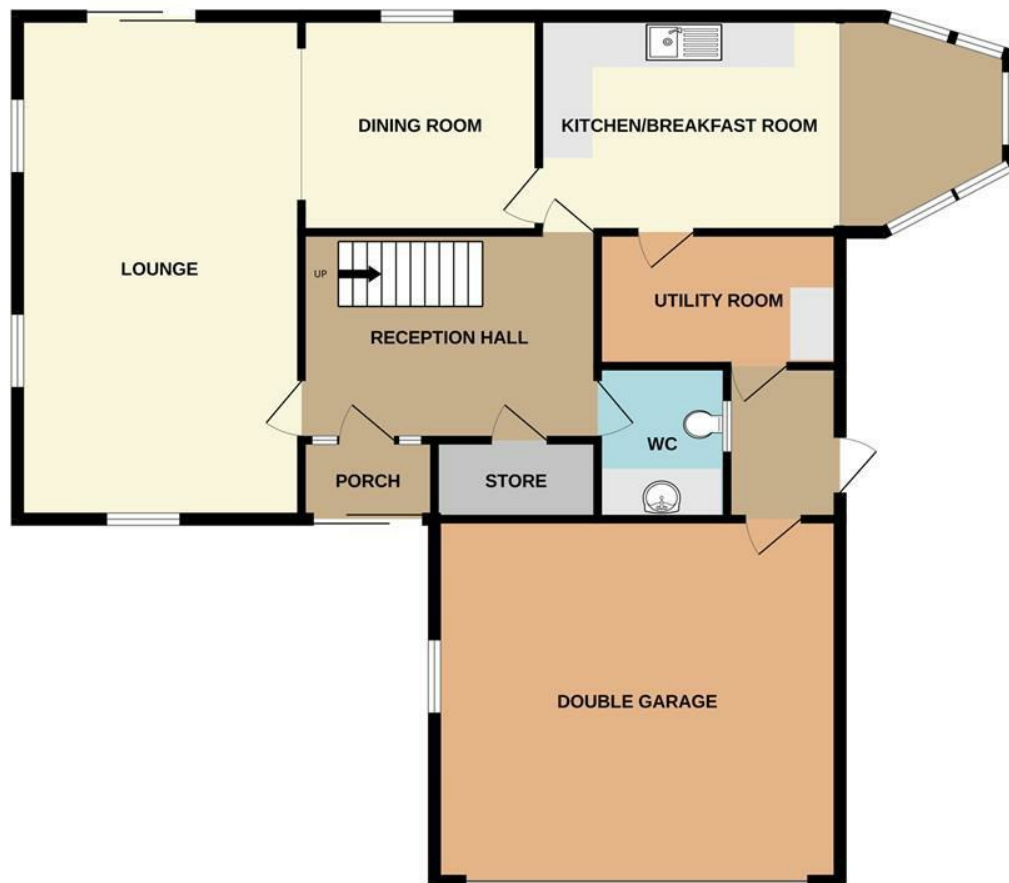
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
1222 sq.ft. (113.5 sq.m.) approx.



1ST FLOOR
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 2096 sq.ft. (194.8 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.
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