



BRIGHOUSE
WOLFF

35 Clayton Street, Skelmersdale, WN8 8HX
Offers Over £100,000



Nestled on the popular Old Skelmersdale location, this delightful end terrace house offers a perfect blend of character and modern living. With two well-proportioned bedrooms and a garage this property is ideal for small families, couples, or individuals seeking a comfortable home.

Comprising : entrance hall , Lounge, dining kitchen and lean to / Utility off. To the first floor there are two bedrooms and a bathroom. The layout of the house is both practical and appealing, ensuring that every corner is utilised effectively.

The property features a well-appointed bathroom, catering to all your daily needs with ease. The kitchen has space for a table, ideal for family time.

One of the notable advantages of this home is the garage tot the rear. The location on Clayton Street offers easy access to local amenities, schools and shops are within easy walking. Transport links, making it a desirable spot for those who appreciate community living.

This end terrace house is not just a property; it is a place where memories can be made. With its charming features and practical layout, it presents an excellent opportunity for anyone looking to settle in Skelmersdale. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Laminate flooring and composite front door fitted. Stairs to the first floor.

Lounge

12'11x 11'3 (3.94mx 3.43m)

Laminate flooring and under stairs store.

Breakfast Kitchen

6'8 x 14'2 (2.03m x 4.32m)

The kitchen has a range of modern base and wall units with worktops and has a single drainer one and one half sink with a mixer tap and space for an electric cooker. Ample space for a table. Part tiled walls and wall mounted gas combination central heating boiler.

Lean To/ Utility

6'3 x 14'2 (1.91m x 4.32m)

Plumbing for a washing machine

FIRST FLOOR

Landing

Access to the roof void.

Bedroom 1

10' x 14'1 into recess (3.05m x 4.29m into recess)

A front facing double bedroom with laminate flooring fitted.

Bedroom 2

9'8 x 7'9 (2.95m x 2.36m)

Rear facing with laminate flooring fitted.

Bathroom

Modern suite comprising panelled bath with shower attachment , large pedestal wash basin and low level W.C. Laminate flooring and tiled walls.

Rear Garden

Enclosed, paved garden to the rear with access to the garage and timber gate to the side.

Garage

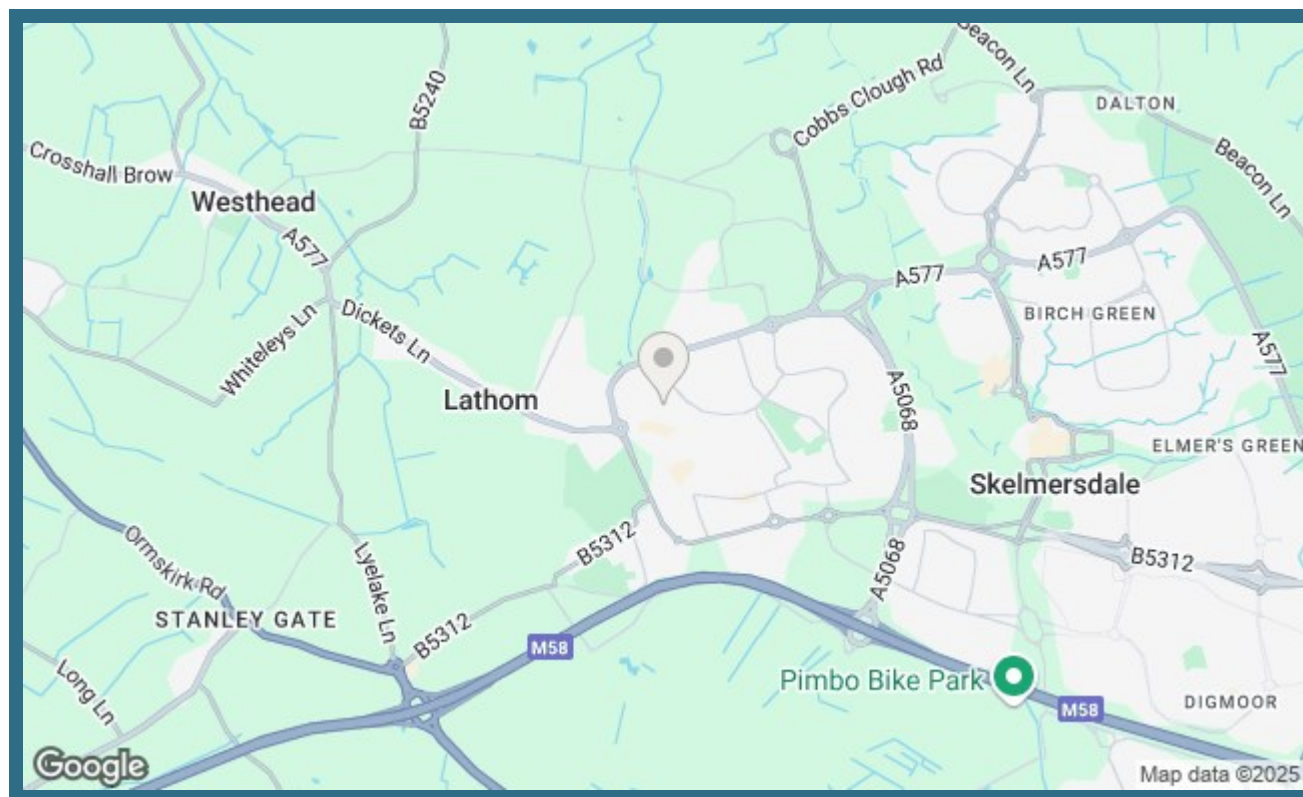
Vehicular access is via Stafford Street providing off road parking or additional storage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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





Important Information

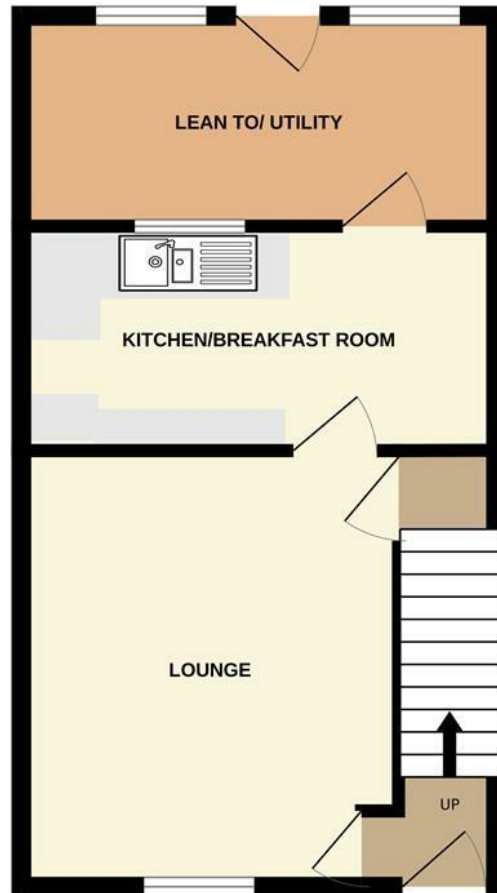
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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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