



BRIGHOUSE
WOLFF

80 Tintagel, Skelmersdale, Lancashire WN8 8PF
£124,950



Situated the sought after location of Tintagel, Old Skelmersdale, this spacious terraced house offers a perfect blend of comfort and convenience. It is not directly overlooked to the rear and the property boasts a warm and inviting atmosphere, ideal for families or as an investment.

The gas centrally heated and double glazed house features a porch, entrance hall, dining kitchen, large lounge, conservatory and three well-proportioned bedrooms, each offering a tranquil space for rest and relaxation. These rooms are versatile and can easily accommodate various needs, whether for a growing family, a home office, or guest accommodation.

The property includes a modern bathroom, designed for both functionality and comfort. It has both a bath and double shower compartment.

Situated in Skelmersdale, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it convenient for commuting to nearby towns and cities.

This terraced house presents an excellent opportunity for those looking to establish a home in a friendly community. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

GROUND FLOOR:

PORCH

Enclosed porch.

ENTRANCE HALL

Stairs to the first floor. Useful store cupboard.

CLOAKROOM

Suite with W.C. and wash basin.

KITCHEN DINER

9'6" x 17'9" (2.9 x 5.4)

The kitchen has a range of base and wall units with worktops and includes an electric hob with hood over and oven below, and a single drainer sink unit with a mixer tap. There is ample space for a dining table.

LOUNGE

15'9" x 11'6" (4.8 x 3.5)

French doors lead into the conservatory

CONSERVATORY

9'10 x 15'8 (3.00m x 4.78m)

Double glazed. on a brick base with double glazed sliding doors to rear garden.

FIRST FLOOR:

REAR BEDROOM 1

15'9" x 8'6" (4.8 x 2.6)

Fitted robes with sliding mirrored doors.

BATHROOM

Attractive suite comprising panelled bath, wash basin, W.C. and tiled shower cubicle.

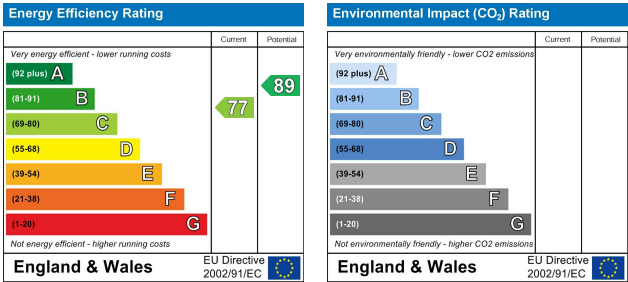
BEDROOM 2

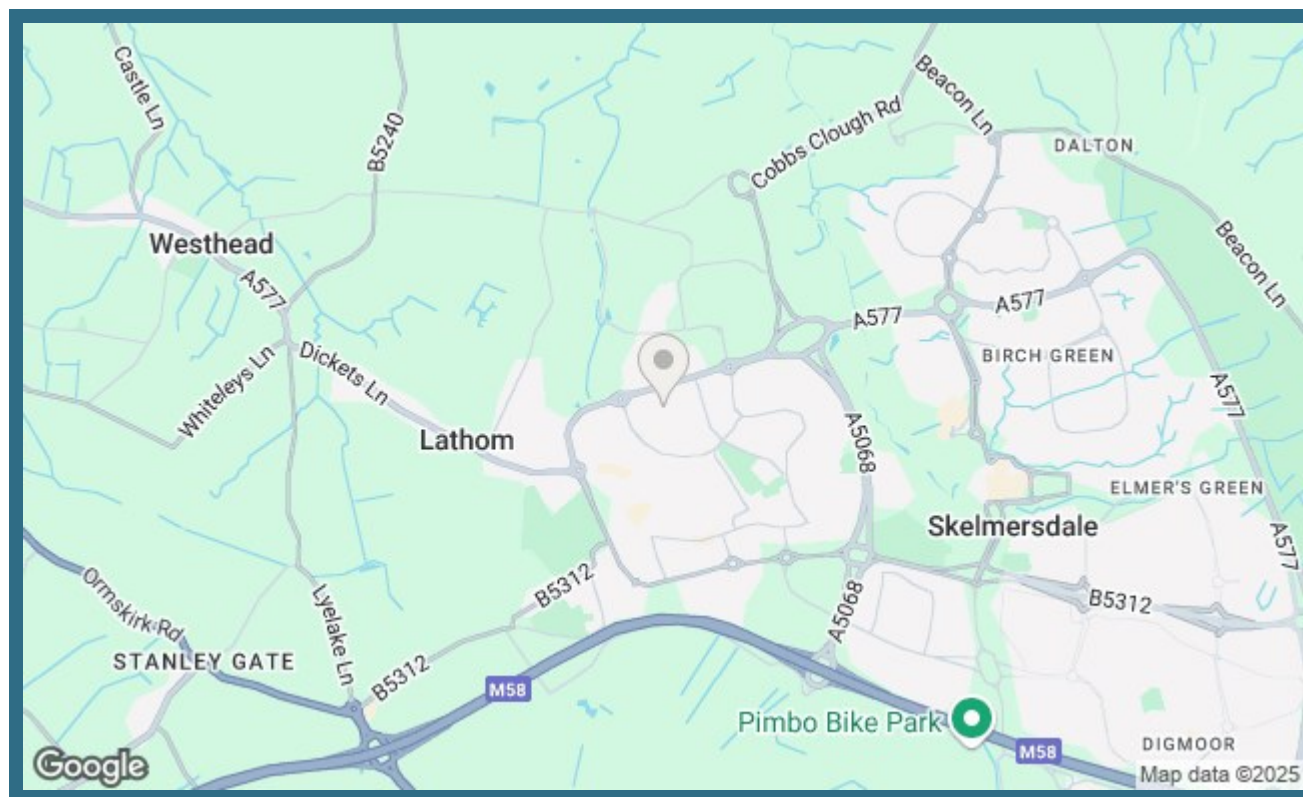
9'10" x 11'10" (3 x 3.6)

Front facing

FRONT BEDROOM 3
12'9 x 5'11 (3.89m x 1.80m)
Front facing

OUTSIDE:
Gardens to the front and rear. The rear garden is not directly overlooked to the rear and has artificial lawn and flagged patio. Timber gate to rear.





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



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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