



BRIGHOUSE  
WOLFF

2 Church Road, Skelmersdale, Lancashire WN8 8ND  
£230,000







Located upon Church Road in Old Skelmersdale, this delightful detached bungalow offers a perfect blend of comfort and convenience. With a good sized plot there are mature gardens to front and rear and has benefit of an attached garage. The true bungalow a sense of character while providing modern living spaces.

Upon entering, you will find an entrance hall opening into the lounge with dining area that serves as an ideal space for relaxation or entertaining guests. The bungalow features two well-proportioned bedrooms, providing ample space for a small family or those seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the standout features of this property is the parking provision, accommodating up to two vehicles, which is a rare find in many residential areas. This added convenience makes it an excellent choice for those with multiple cars or visitors.

The location on Church Road offers a setting which is close to local amenities, making it an ideal spot for both families and retirees. With its easy access to nearby parks and recreational areas, this bungalow is perfect for those who enjoy outdoor activities.

In summary, this charming detached bungalow in Skelmersdale presents a wonderful opportunity for anyone looking for a comfortable home in a peaceful neighbourhood. With its inviting spaces and practical features, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

### Entrance Hall

### Lounge with Dining

15' x 11'11 plus 8'9 x 9'11 (4.57m x 3.63m plus 2.67m x 3.02m)

The through lounge has laminate flooring and ample space for a dining table. Double glazed bay window to the front elevation and double glazed window to the rear.

### Kitchen

8'4 x 12'4 (2.44m x 3.76m)

The kitchen has a modern range of base and wall units with worktops to accord. Incorporated are electric hob with hood over, built in oven, plumbing for a washing machine and a single drainer sink unit with a mixer tap fitted. The wall mounted gas central heating boiler is in the kitchen and there is ample space for fridge /freezer. The walls are part tiled.

### Rear Porch

### Inner Hall

### Bathroom

Attractive suite comprising panelled bath with shower attachment and screen, low level W.C. and pedestal wash basin. Part tiled walls and ladder style radiator fitted.

### Bedroom 1

12' x 12'1 (3.66m x 3.68m)

Front facing double bedroom.

### Bedroom 2

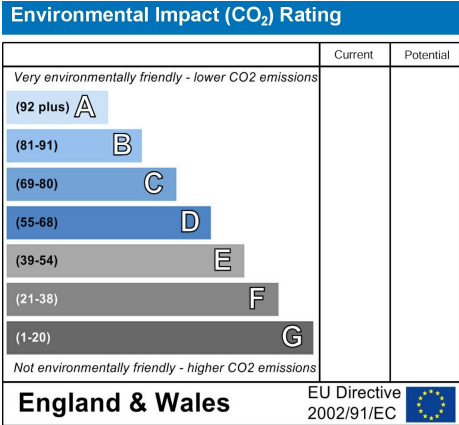
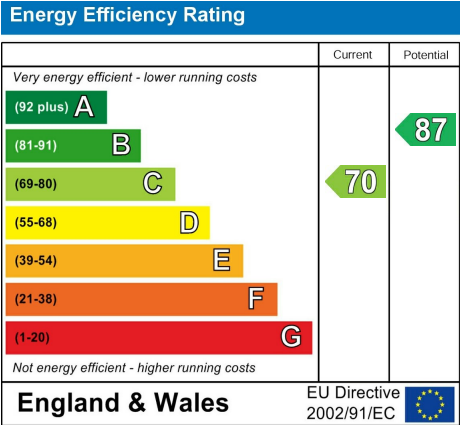
Rear facing

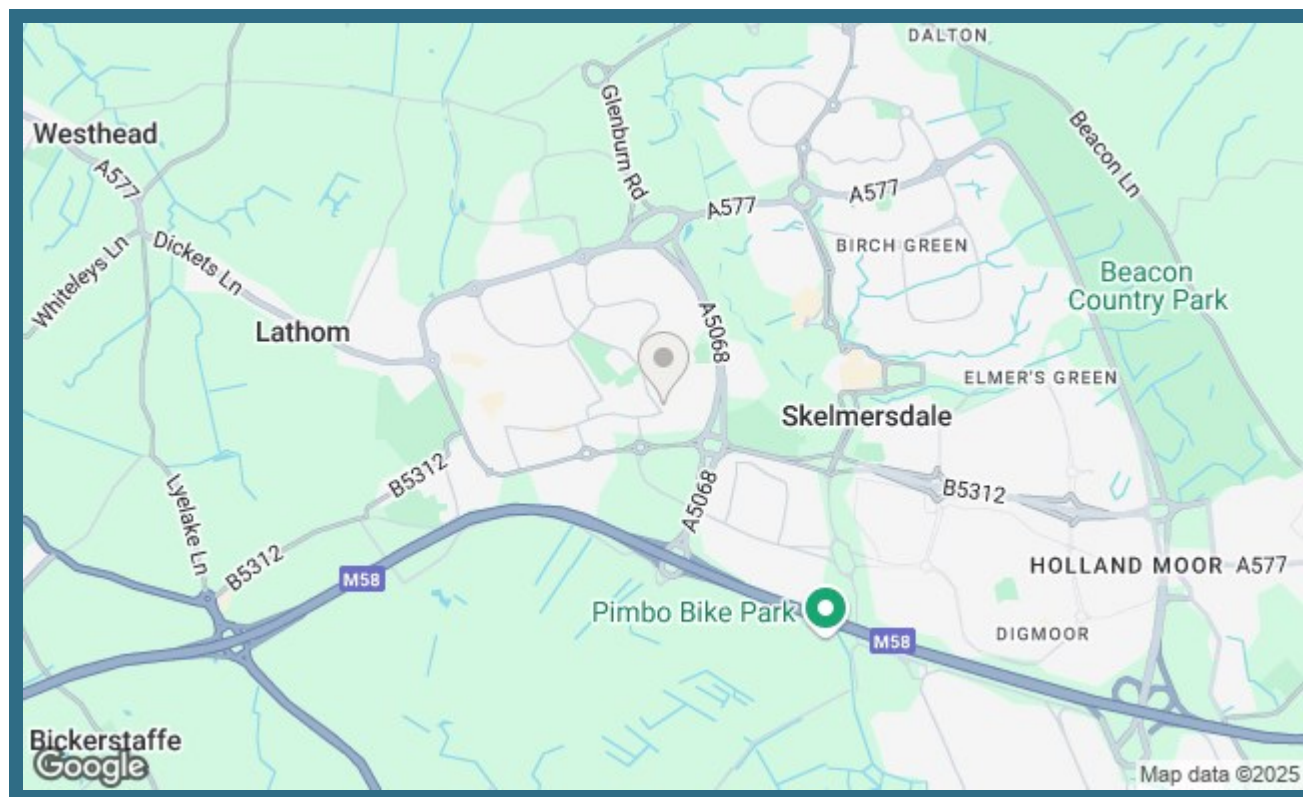
### Gardens

Mature gardens to the front and the rear with drive for off road parking. The rear garden is laid to lawn with mature borders.

Garage

Attached garage with up and over doors and pedestrian access from the rear garden.





### Important Information

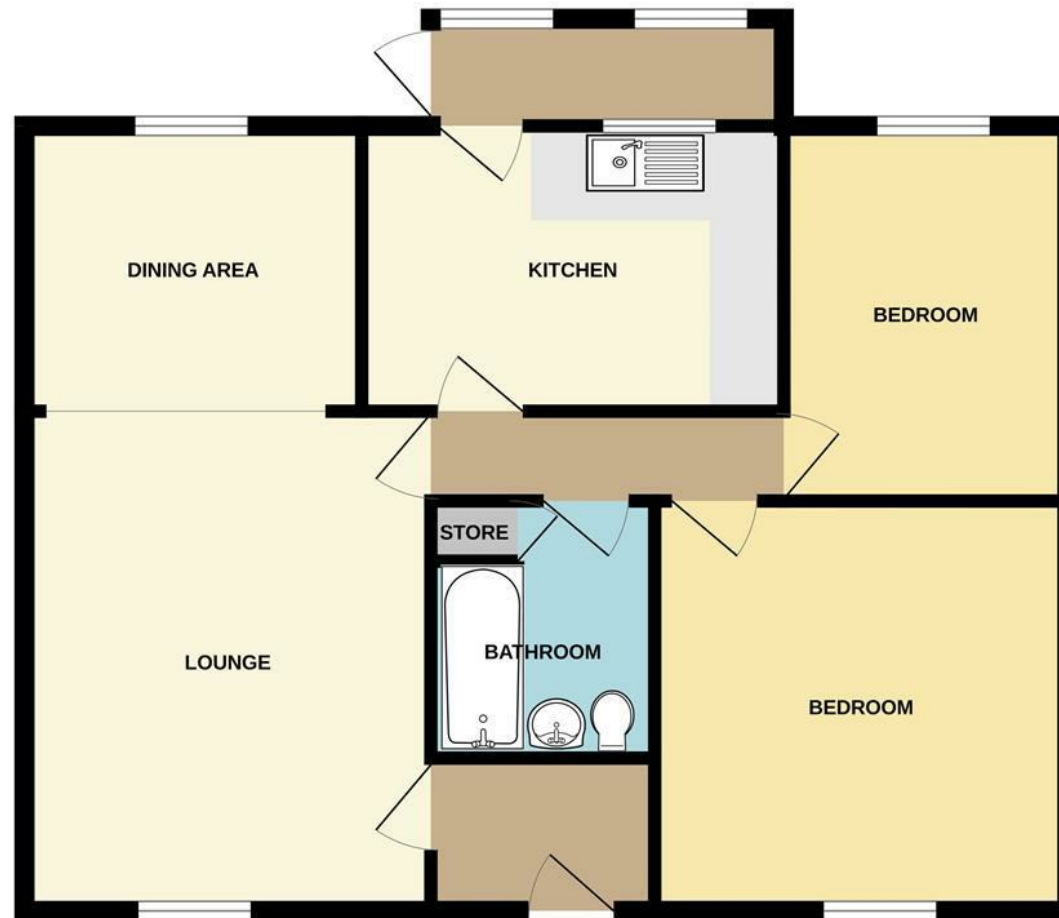
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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