



BRIGHOUSE  
WOLFF

159 Nixons Lane, Skelmersdale, Lancashire WN8 9BE  
Asking Price £149,950



This superb semi-detached dormer bungalow offers a perfect blend of comfort and convenience. It has a double bedroom to the ground floor and it exudes a sense of character while providing modern living essentials.

Upon entering, you will find an entrance hall., modern kitchen spacious reception room, with conservatory off, that serves as an ideal space for relaxation or entertaining guests. The bungalow features a well-proportioned bedroom and with a loft conversion providing ample storage space. The shower room is thoughtfully designed, ensuring functionality and comfort.

One of the standout features of this property is the parking space available for two vehicles, a rare find that adds to the convenience of everyday living. The former garage offers ample storage and could be converted back. The bungalow is within reach of local amenities.

This bungalow is an excellent opportunity for first-time buyers, downsizers, or investors looking for a property with potential. With its appealing location and practical layout, it is sure to attract interest. Do not miss the chance to make this charming bungalow your new home.

## Entrance Hall

Laminate flooring fitted. Useful store.

## Kitchen

11'3 x 8'6 (3.43m x 2.59m)

The duel aspect kitchen has a modern range of base, including large pan drawers, and wall units with worktops to accord and with space for a tall fridge / freezer, plumbing for a washing machine, gas cooker point and one and one half single drainer sink unit with a mixer tap. The walls are tiled and laminate flooring is fitted.

## Lounge

14'8 x 11'5 (4.47m x 3.48m)

The lounge has laminate flooring fitted, electric fire with surround and is open through to the dining room.

## Dining Room

11'9 x 9'10 (3.58m x 3.00m)

Laminate flooring, stairs to the loft conversion and double glazed sliding patio doors to the conservatory.

## Conservatory

10'6 x 9' (3.20m x 2.74m)

Tiled floor.

## Shower Room

Modern suite comprising tiled shower compartment, low level W.C. and wash basin, with mixer tap, in vanity unit. Tiled walls and laminate flooring fitted.

## Bedroom

13'4 x 10'2 (4.06m x 3.10m)

A double bedroom which is rear facing.

## FIRST FLOOR

## Loft

13'5 into eaves x 18' (4.09m into eaves x 5.49m)

Laminate flooring and double glazed Velux style window fitted.

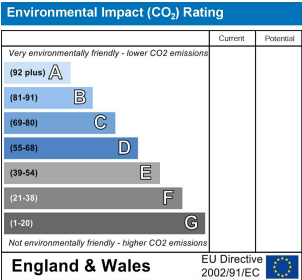
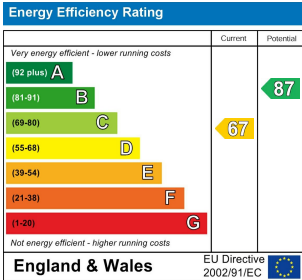
## Garage/Storage

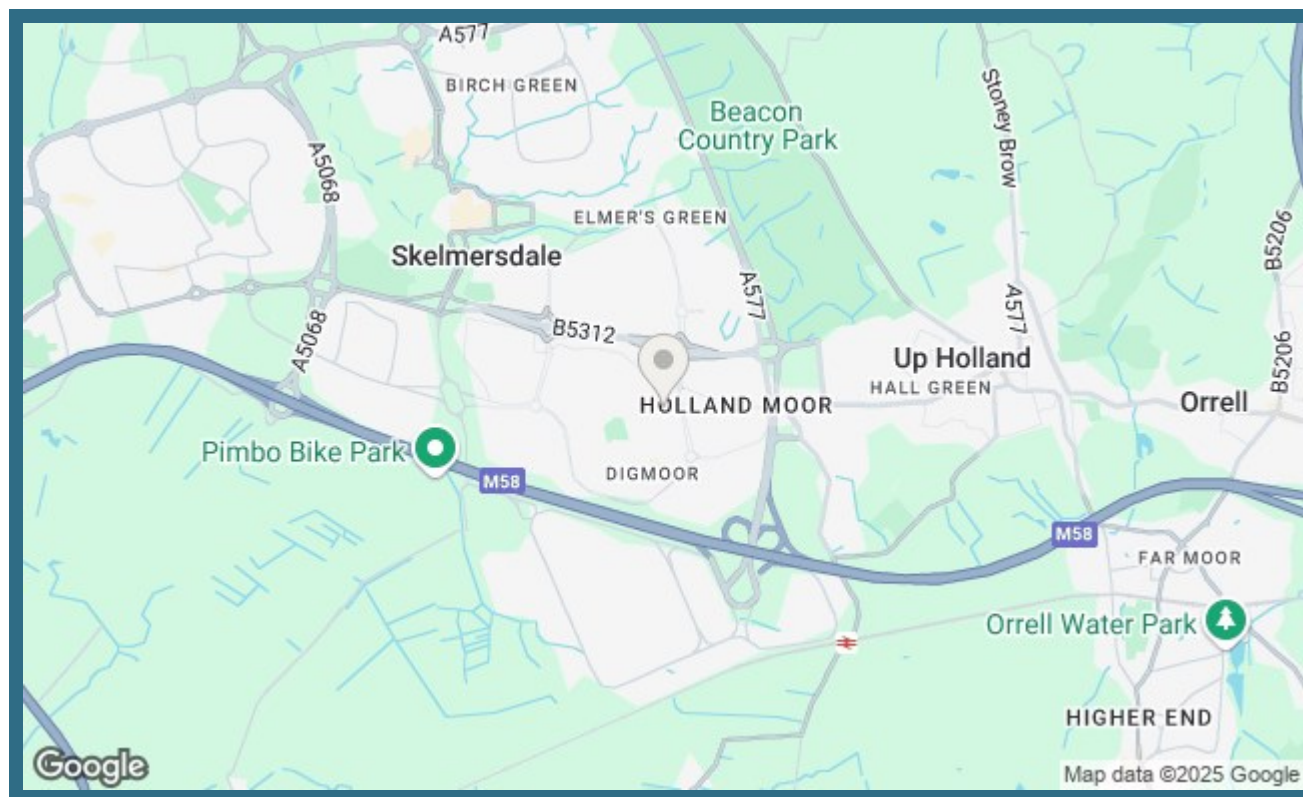
20'3 x 7'9 (6.17m x 2.36m)

Currently used for storage with single uPVC doors fitted to front and rear.

## Gardens

Low maintenance gardens to the front and rear. The front garden is imprinted concrete and provides ample off road parkin. The rear garden is enclosed by timber panel fencing and is block paved. Pedestrian access to the rear of the former garage.





### 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.

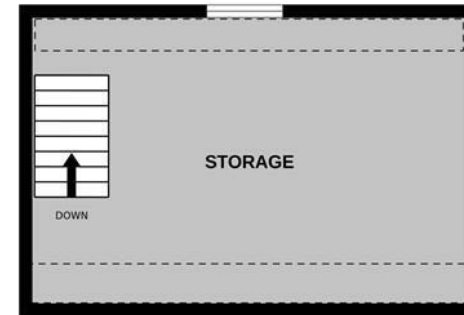
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Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is 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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