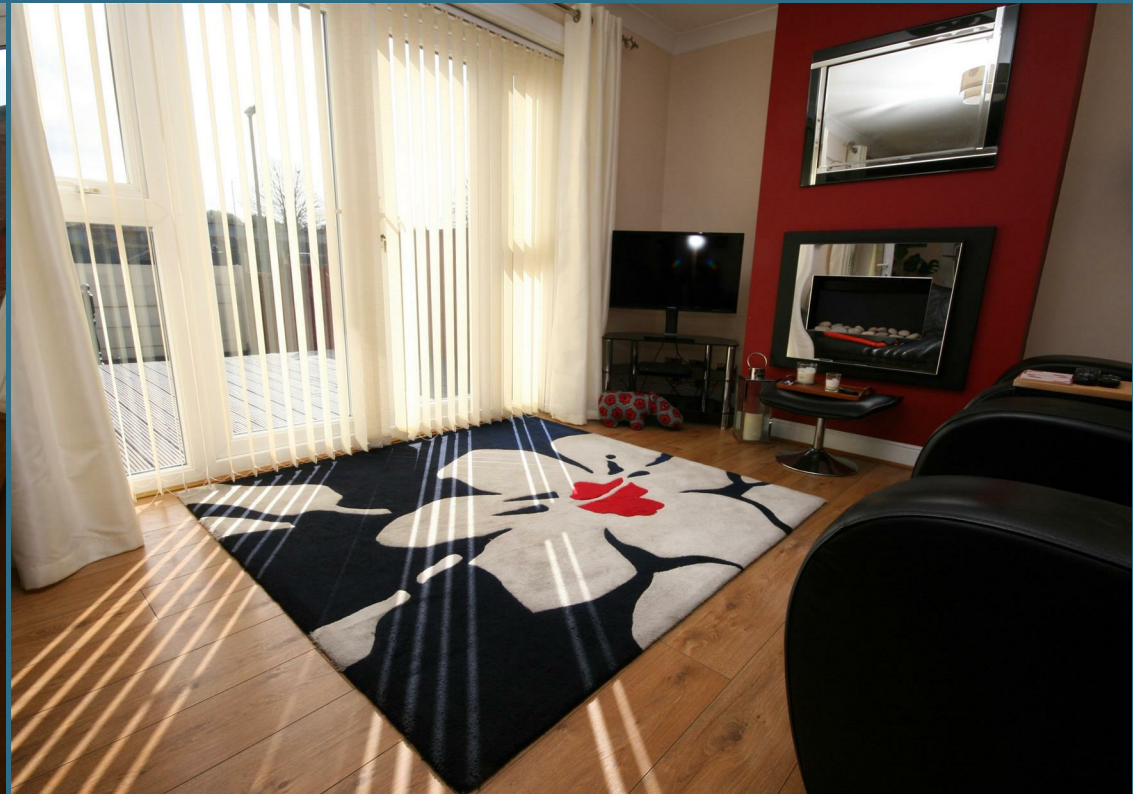




BRIGHOUSE
WOLFF

38 Wolverton, Skelmersdale, Lancashire WN8 8NA
£152,000



A superb end terraced which has been extended to provide a larger dining kitchen plus an additional reception room offering a perfect blend of comfort and practicality. Ideal for home working or as family space. There is no onward chain delay and has double glazed windows and gas combination central heating with recently fitted boiler.

Upon entering, you are greeted by a spacious entrance hall with cloaks off and leading into the superb dining kitchen, study, lounge and conservatory, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space. The natural light that floods through the windows creates a warm and inviting atmosphere throughout the home.

The property features three well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. These rooms are perfect for accommodating family members or guests, and they provide the flexibility to create a home office or hobby space if desired.

Completing the accommodation is a superb and spacious bathroom with both double shower compartment and bath, designed for both functionality and comfort. The layout of the house ensures that every inch of space is utilised effectively, making it a practical choice for modern living.

Situated in a popular neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a sense of community while still providing easy access to the wider attractions of Skelmersdale. The property is not directly overlooked to the rear.

In summary, this end-terrace house in Wolverton is a wonderful

opportunity for those seeking a comfortable and spacious home in a desirable location. With its classic charm and practical layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

Entrance Hall

The spacious entrance hall has laminate flooring fitted and stairs to the first floor. Useful walk in store.

W.C

Low level W.C. and wall mounted wash basin. Tiled walls and floor.

Kitchen

8'8 x 16'4 (2.64m x 4.98m)

Superb kitchen which has been extended and has a extensive range of base and wall units with illuminated worktops to accord. Incorporated are single drainer sink unit, gas hob with hood, oven, microwave and plumbing for a washing machine. There is space for a tall fridge freezer and two double glazed windows. The kitchen is open to both the lounge and the dining room making it an ideal entertaining/ family space. Tiled walls and floor inset spots fitted to the ceiling.

Lounge

9'11 x 23'10 (3.02m x 7.26m)

A large lounge with two sets of French doors. Laminate flooring fitted and inset electric stone effect fire fitted.

Dining Room/Office

9'9 x 9' (2.97m x 2.74m)

Laminate flooring fitted. Ideal for home working.

Conservatory
10'2 x 11'2 (3.10m x 3.40m)
A double glazed conservatory on a brick base.

FIRST FLOOR

Landing

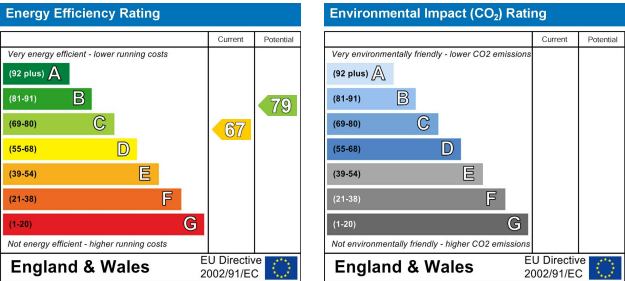
Bedroom 1
10'7 x 5'10 (3.23m x 1.78m)
Front facing with laminate flooring fitted

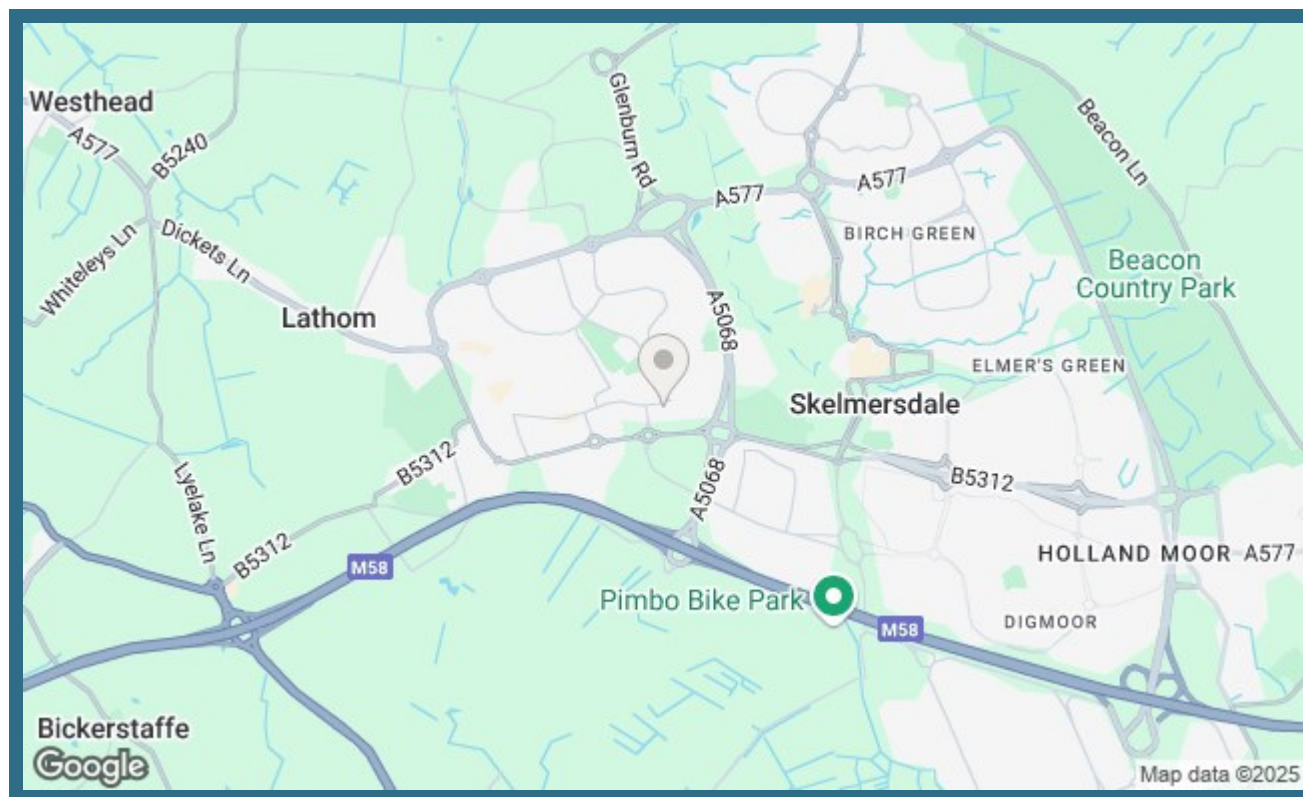
Bedroom 2
10'7 x 11'11 (3.23m x 3.63m)
A rear facing double bedroom with laminate flooring and a range of fitted robes.

Bedroom 3
10'7 x 11'4 plus recess (3.23m x 3.45m plus recess)
A front facing double bedroom with laminate flooring fitted.

Bathroom
Attractive suite comprising panelled bath , low level W.C. wash basin in a vanity unit and tiled shower compartment. Store housing recently fitted gas combination central heating boiler.

Garden
The enclosed garden to the rear is not directly overlooked to the rear and has a lawn and decked patio and paved patio.





Important Information

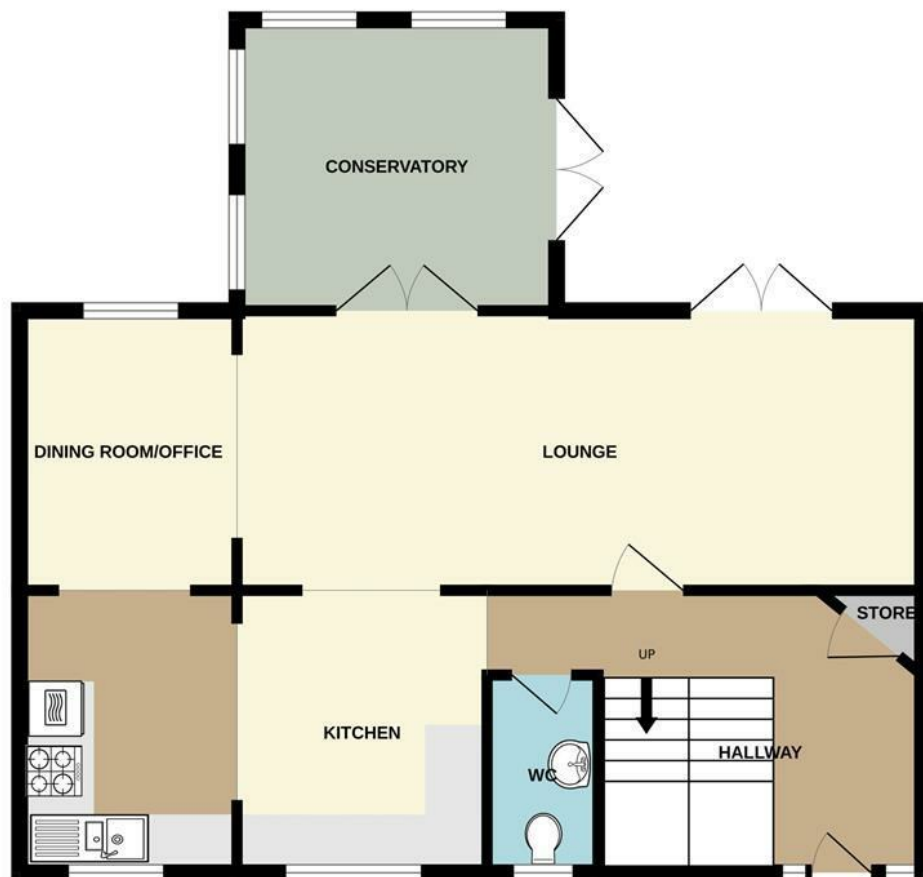
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

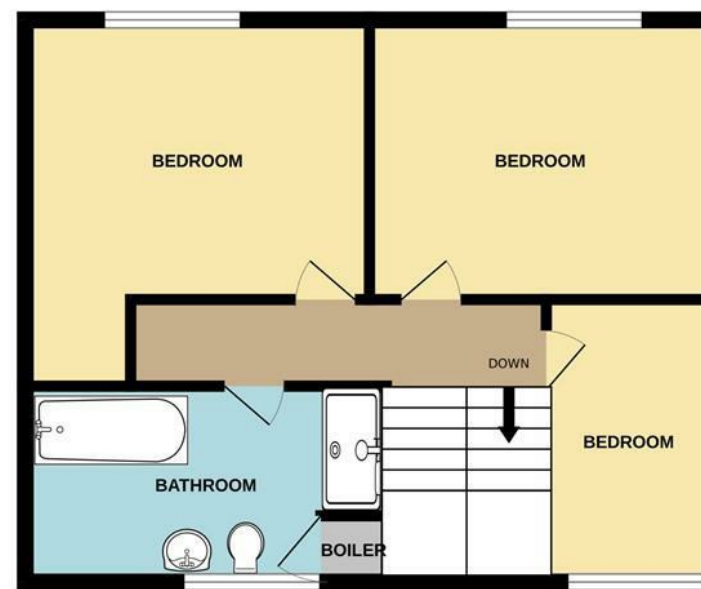
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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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