



BRIGHOUSE
WOLFF

80 Thurston, Skelmersdale, Lancashire WN8 8QX
£145,000



Situation in Old Skelmersdale, this spacious end-terrace house offers a perfect blend of comfort and convenience. The property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that serves as the heart of the home, providing an excellent space for relaxation and entertaining guests. The spacious breakfast kitchen overlooks the front garden. The house features three well-proportioned bedrooms, ensuring ample room for family members or guests. The shower room is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the garage with electric door. This added convenience allows for easy access and peace of mind for homeowners. Low maintenance gardens to the front and the rear.

The location in Thurston offers a friendly community atmosphere, with local amenities and transport links nearby, making it an ideal choice for a first-time buyer or looking to invest, this end-terrace house presents a wonderful opportunity to create a home filled with cherished memories. Do not miss the chance to view this property and experience all it has to offer.

Porch

A double glazed porch.

Entrance Hall

Stairs to the first floor

Kitchen

11'2 x 11'3 (3.40m x 3.43m)

The front facing kitchen has a range of base and wall units and includes a sink unit, electric hob with oven beneath and plumbing for a washing machine. There is ample space for a dining table.

Lounge

11'6 x 17'10 (3.51m x 5.44m)

Laminate flooring fitted and double glazed patio doors lead out to the large garden to the rear.

FIRST FLOOR

Landing

Store housing gas combination central heating boiler.

Bedroom 1

11'6 x 11'1 (3.51m x 3.38m)

Rear facing double bedroom

Bedroom 2

11'6 x 10'1 (3.51m x 3.07m)

Front facing double bedroom

Bedroom 3

8'2 x 6'6 (2.49m x 1.98m)

Rear facing

Shower Room

Double walk in shower unit with electric shower and grab rail fitted, low level W.C. and pedestal wash basin. Tiled walls.


Garage


The single garage to the front of the property has electric doors fitted.

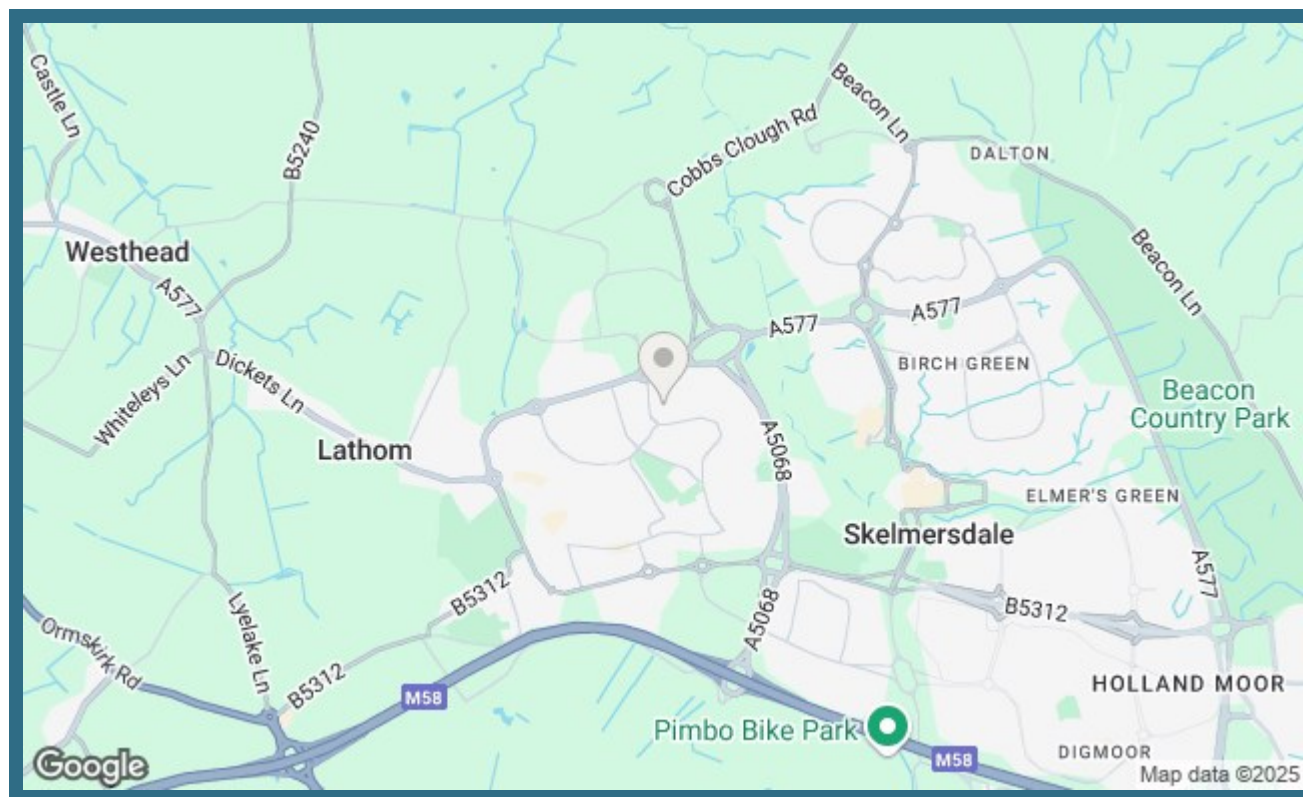
Gardens

The property sits on a good sized plot with low maintenance gardens to the front and the rear. There is pedestrian access to the side of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73 88
(81-91) B		
(69-80) C		
(55-68) D		
(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

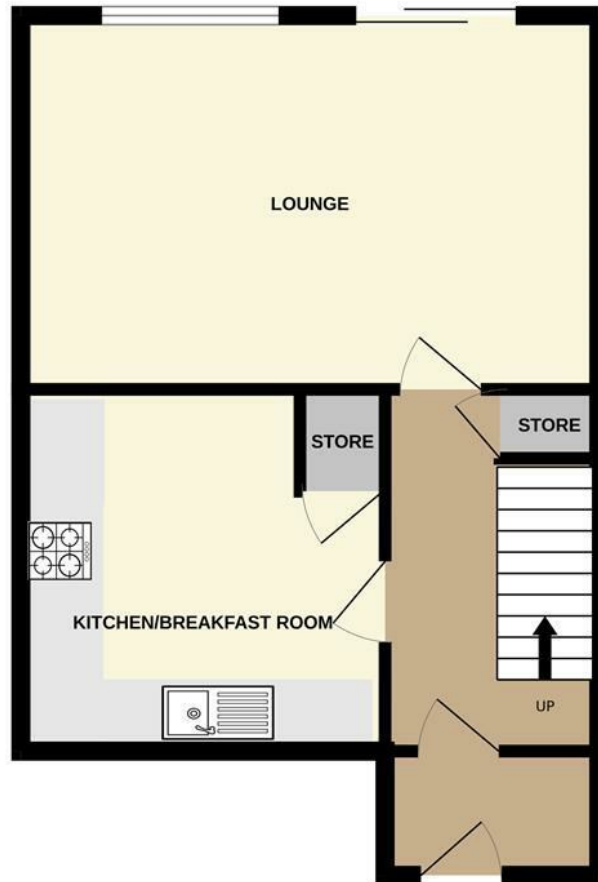
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.6 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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