



BRIGHOUSE
WOLFF

10 Edenhurst, Skelmersdale, Lancashire WN8 6AY
Stamp Duty Paid £260,000



Nestled in the charming area of Edenhurst, Skelmersdale with close access to Beacon Country Park this delightful detached house offers a perfect blend of comfort and modern living. Built early 2000s, the property boasts a contemporary design that is both stylish and functional. It has gas central heating and double glazed windows.

Upon entering, you are greeted by two spacious reception rooms, and a conservatory, ideal for entertaining guests or enjoying quiet family evenings. The layout provides ample space for relaxation and socialising, making it a wonderful home for families or those who appreciate a bit of extra room.

The house features four well-proportioned bedrooms, providing plenty of space for family members or guests. Each room is designed to be a peaceful retreat, ensuring restful nights and rejuvenating mornings. Additionally, there are two bathrooms, which add convenience for busy households, allowing for a seamless morning routine.

Outside, the property offers parking for up to three vehicles, a valuable asset in today's busy world. This feature ensures that you and your guests will always have a place to park, enhancing the overall practicality of the home.

In summary, this detached house in Edenhurst is a fantastic opportunity for those seeking a modern family home in a friendly neighbourhood. With its generous living spaces, ample bedrooms, and convenient parking, it is sure to meet the needs of a variety of buyers. Don't miss the chance to make this lovely property your own.

Entrance Hall

Stairs to the first floor

Lounge

13'4 x 13'5 (4.06m x 4.09m)

A delightful reception room with a double glazed bay window and feature fire surround. There is a useful under stairs store cupboard and double doors lead into the dining room.

Dining Room

9'3 x 8'11 (2.82m x 2.72m)

Sliding double glazed patio doors to the conservatory.

Conservatory

11'5 x 9'4 (3.48m x 2.84m)

A double glazed conservatory built on a brick base with tiled floor.

Breakfast Kitchen

9'8 x 12' (2.95m x 3.66m)

The kitchen has an extensive range of Shaker style base and wall units with worktops to accord and includes a one and one half sink unit with a mixer tap, plumbing for a dishwasher, gas hob and double oven. The walls are part tiled.

Utility

Base and wall units with worktop fitted and plumbing for a washing machine. The walls are part tiled. Door to side elevation.

W.C.

Suite comprising low level W.C. and wall mounted wash basin with tiled splash back.

FIRST FLOOR

Landing
Very useful deep store cupboard with power for heater. Access to the boarded roof void with pull down ladder and power and light.

Principle Bedroom
10'5 x 13'1 max (3.18m x 3.99m max)
A double bedroom with a double glazed bay to floor window and a range of fitted wardrobes and a built in wardrobe.

En- Suite
Modern suite comprising tiled shower compartment , low level W.C. and pedestal wash basin. Tiled walls and ladder style radiator fitted.

Bedroom 2
10' x 12'10 (3.05m x 3.91m)
A rear facing double bedroom with a built in wardrobe.

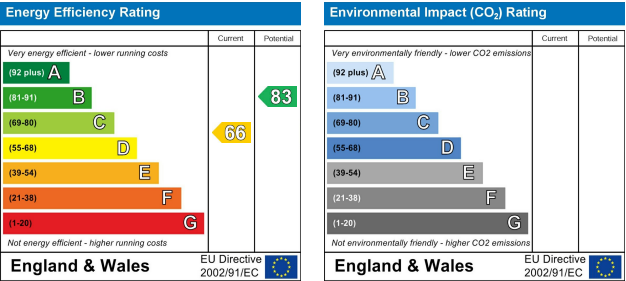
Bedroom 3
11'3 x 8'8 (3.43m x 2.64m)
Front facing

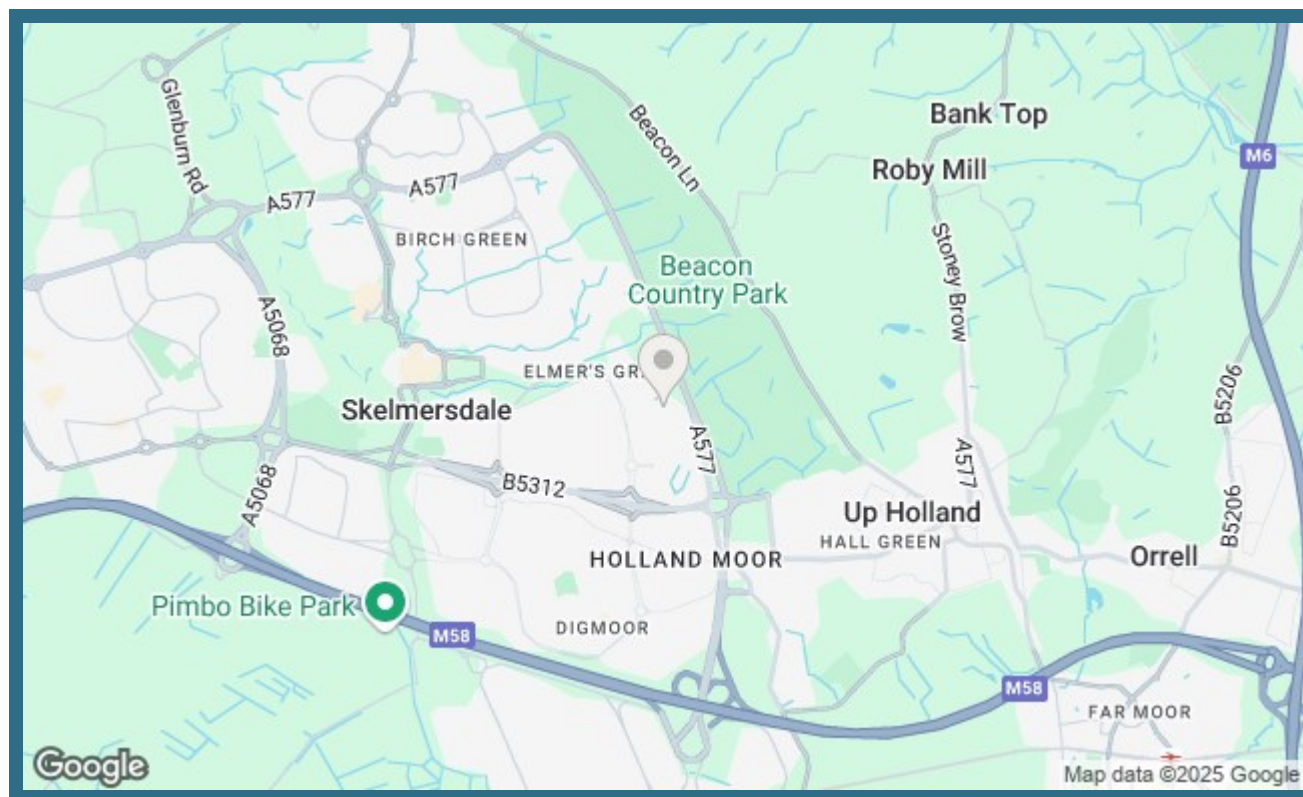
Bedroom 4
8'5 x 8'8 overall (2.57m x 2.64m overall)
A rear facing bedroom

Family Bathroom
Attractive suite comprising panelled bath , low level W.C. and pedestal wash basin. Part tiled walls.

Garage
A single integrated garage with up and over doors. Door to side for pedestrian access..

Gardens
Mature gardens to the front and rear. The front garden has mature shrubs and is block paved for off road parking for two cars. There is access to the side of the property to the enclosed garden to rear which has paved patio , lwn and mature borders.





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
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1348 sq.ft. (125.3 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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