



TOTAL FLOOR AREA : 853 sq.ft. (79.2 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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Located in Old Skelmersdale and requiring some updating this three bedroom terraced offers tremendous potential. Would suit an investor or for a family or first time buyer. The property boasts entrance hall, spacious dining kitchen, lounge ,three well-proportioned bedrooms and a shower room providing ample space for relaxation and personalisation.

Situated in a popular neighbourhood, this property benefits from local amenities and transport links, making it an ideal choice for those seeking both convenience and community. Conveniently located for schools and motorway access.

This terraced house on Aspen Way is not just a place to live; it is a place to create lasting memories. With its appealing features and prime location, it is sure to attract interest from a range of potential buyers. Do not miss the chance to make this lovely house your new home.

20 Aspen Way, Skelmersdale, Lancashire WN8 8QB

Entrance Hall
Stairs to the first floor

Dining Kitchen
15'3 x 12'10 overall (4.65m x 3.91m overall)
The spacious kitchen has ample room for a dining table .
The extensive range of base and wall units with worktops
include a single drainer sink unit, gas cooker point and
plumbing for a washing machine. Floor is part tiled. Useful
walk in store.



Lounge
17'8 x 11'3 (5.38m x 3.43m)
The duel aspect reception room has a marble effect fire
surround.



FIRST FLOOR

Landing
Built in store

Bedroom 1
11'9 x 11'3 into recess (3.58m x 3.43m into recess)
A double bedroom which is front facing



Bedroom 2
8'11 x 10' plus door recess (2.72m x 3.05m plus door
recess)
A double bedroom which is front facing and has a range of
fitted wardrobes.



Bedroom 3
8'8 x 7' (2.64m x 2.13m)
Built in store Rear facing bedroom

Shower Room
Suite comprising walk in shower compartment with
screen, and pedestal wash basin. tiled walls.



Separate W.C.
low level W.C.

Gardens
Gardens to the front and the rear. The rear garden has
timber gate for pedestrian access.

