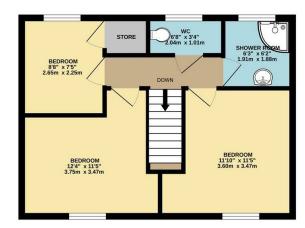
GROUND FLOOR 426 sq.ft. (39.6 sq.m.) approx.







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.

Andrew West Metrorick 2007.

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.



82 Sandy Lane, Skelmersdale, Lancashire, WN8 8LQ Tel: 01695 722251 skelmersdale@brighouse-wolff.co.uk www.brighouse-wolff.co.uk



20 Aspen Way, Skelmersdale, Lancashire WN8 8QB



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.

£120,000

20 Aspen Way, Skelmersdale, Lancashire WN8 8QB

Entrance Hall

Stairs to the first floor

Dining Kitchen

 $15'3 \times 12'10$ 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

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.

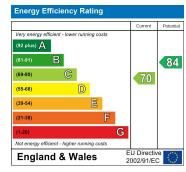


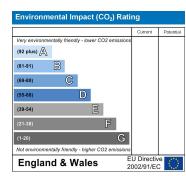
Separate W.C. low level W.C.

Gardens

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







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