



BRIGHOUSE
WOLFF

86 Liverpool Road, Skelmersdale, Lancashire WN8 8BX
£165,000



Nestled on the charming Liverpool Road in Old Skelmersdale, this delightful Victorian end terrace house offers a perfect blend of character and modern living. Handy for popular schools and motorway access. The property is close to the border of Bickerstaffe and Ormskirk and Edge Hill University are within easy reach. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The property features a well-appointed bathroom, ensuring convenience for daily routines. . Outside, there is parking available in the garage, providing ease and accessibility in this bustling area.

Skelmersdale is known for its community spirit and convenient amenities, making this location a desirable choice for those looking to settle in a vibrant neighbourhood. This home presents an excellent opportunity for anyone seeking a blend of historical charm and modern comfort. Don't miss the chance to make this lovely property your own. There are open views to the rear over playing fields. It has gas central heating and double glazed windows and the current owner has recently replaced the roof.

Porch

An enclosed porch

Lounge

15'3 x 17'1 (4.65m x 5.21m)

A spacious dual aspect reception room with electric fire and surround and walk in under stairs store. Stairs to the first floor.

Dining Room

14'4 x 17'1 (4.37m x 5.21m)

A second large reception room with feature brick wall and electric fire fitted. Double glazed window to the side elevation.

Kitchen

11'3 x 14'5 (3.43m x 4.42m)

The kitchen has a range of base and wall units with worktops and incorporates a gas cooker point with hood over, plumbing for a dishwasher and washing machine and one and one half single drainer sink unit. Part tiled walls and inset spots fitted to the ceiling.

FIRST FLOOR

Landing

Access to the roof void which is boarded and has power and light fitted.

Bedroom 1

15'5 x 10'4 (4.70m x 3.15m)

A double bedroom which is front facing and has built in wardrobe with mirrored door.

Bedroom 2

12'6 x 6'7 (3.81m x 2.01m)

Front facing

Bedroom 3

15'9 x 9' (4.80m x 2.74m)

Rear facing

Bathroom

Suite comprising shower compartment, panelled bath, low level W.C. and

pedestal wash basin. Feature spot lights fitted to the tiled walls and under floor heating.

Garden

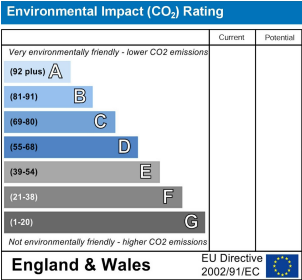
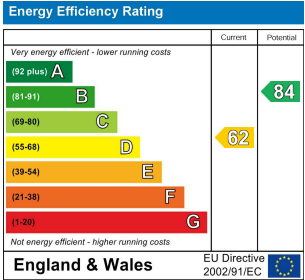
Small garden to the front with enclosed garden to the rear.

Garage

Single garage with up and over doors and accessed from the side. Door from garden giving pedestrian access.

Note

We understand the roof , including the porch and kitchen has recently been replaced.





Important Information

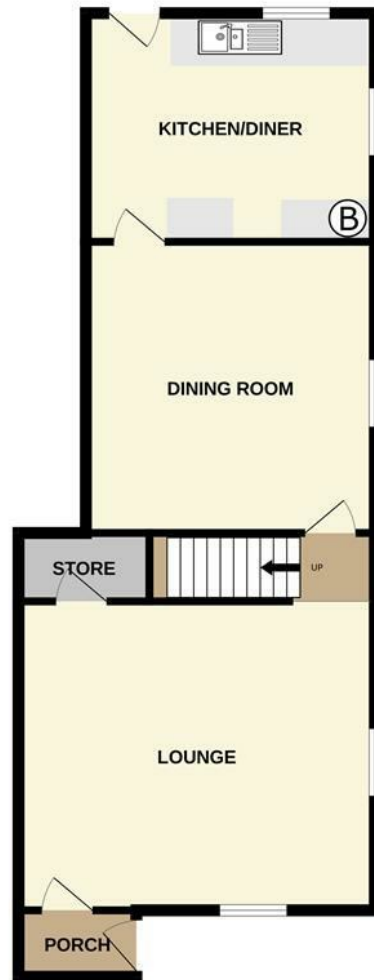
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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