



BRIGHOUSE
WOLFF

109 Tongbarn, Skelmersdale, Lancashire WN8 8EJ
£135,000



located in the ever popular Tongbarn, in Old Skelmersdale, this delightful 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 are welcomed into an entrance hall with walk in store and cloaks and utility off. The superb kitchen has been designed to have space for both a range style cooker and American style fridge freezer spacious and is an ideal family or entertaining space. The duel aspect lounge is spacious and is perfect for entertaining guests or enjoying quiet evenings with loved ones. The room is filled with natural light, creating a bright and airy environment.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. Built in storage to all three bedrooms making it easy to personalise and create your own sanctuary. The layout is thoughtfully designed to ensure privacy and comfort for all occupants.

Completing the property is a modern bathroom, equipped with essential amenities to cater to your daily needs. The design is both functional and stylish, ensuring a pleasant experience.

The location in Tongbarn is particularly appealing, with a range of local amenities, schools, and parks within easy reach. This makes it an excellent choice for families or anyone looking to enjoy a vibrant community atmosphere.

In summary, this end-terrace house in Skelmersdale presents a wonderful opportunity for those seeking a comfortable and well-located home. With its spacious living areas, three bedrooms, and convenient amenities nearby, it is a property that truly deserves your attention.

Entrance Hall

The entrance hall has walk in store cupboard under the stair.

Cloaks with Utility

Suite comprising low level W.C. and wash basin with tiled splash back. Tiled floor.

Utility area off with worktop and plumbing for washing machine.

Superb Dining Kitchen

18' x 9'9 (5.49m x 2.97m)

A superb kitchen including space for a range style cookers and unit for an American style fridge freezer. The extensive range of base and wall units incorporate a single drainer sink unit with mixer tap, part tiled walls and tiled floor. There is ample space for a large dining table. Double glazed French doors lead out to the rear patio

Rear Hall

Double glazed uPVC door to rear.

Lounge

18' x 10'4 (5.49m x 3.15m)

The spacious duel aspect lounge has double glazed French doors out to the rear garden. Electric fire fitted.

FIRST FLOOR

Landing

Walk in store housing gas central heating boiler.

Bedroom 1

10' x 11'1 plus door recess (3.05m x 3.38m plus door recess)

The double bedroom is rear facing and has built in store.

Bedroom 2
12'10 x 9'9 (3.91m x 2.97m)
A rear facing double bedroom with a range of fitted wardrobes.

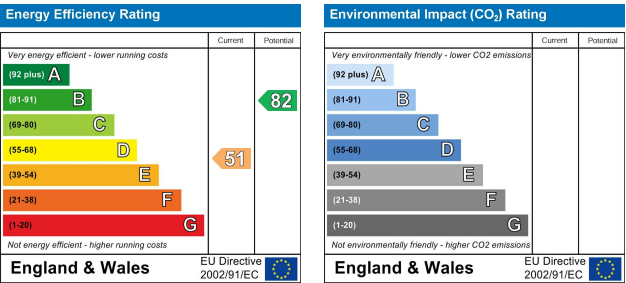
Bedroom 3
7'9 x 7'9 (2.36m x 2.36m)
Front facing bedroom with built in store

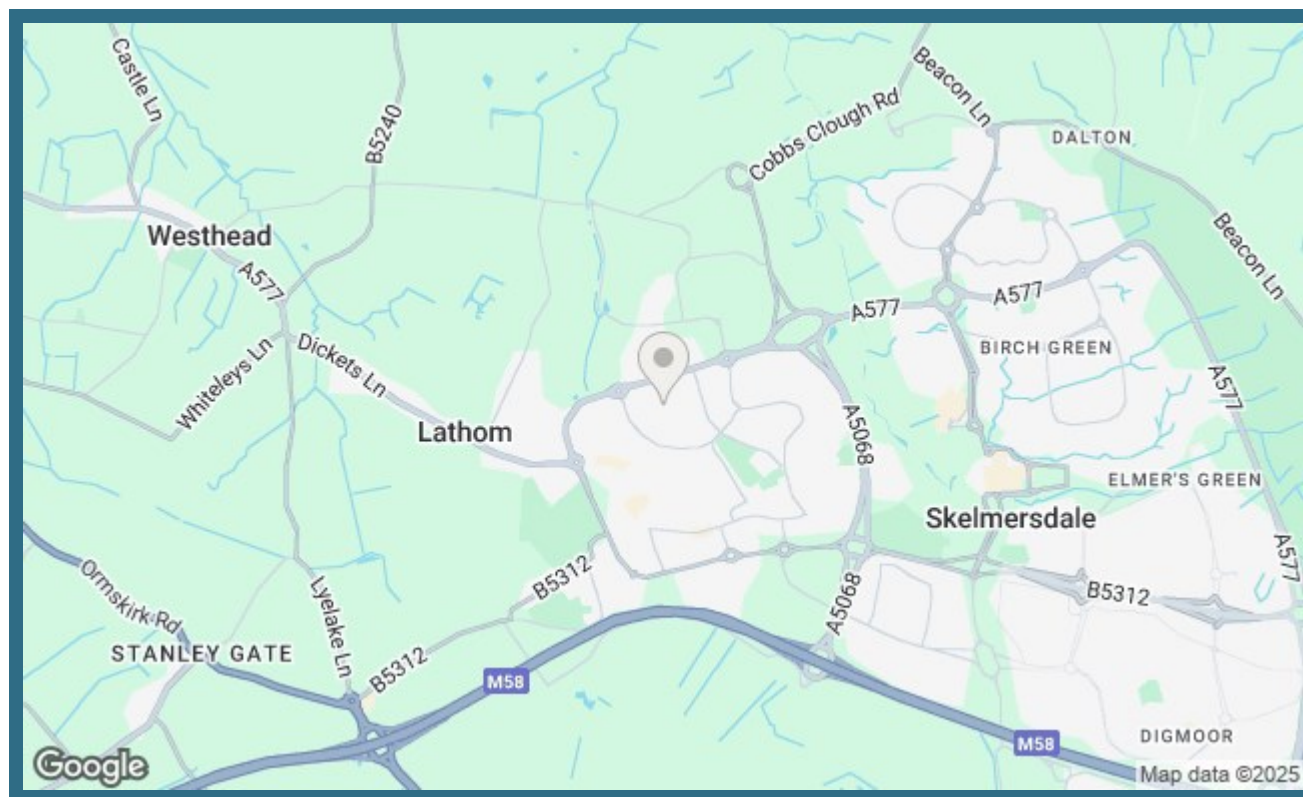
Bathroom
An attractive suite comprising panelled bath with central taps and shower attachment, low level W.C. and pedestal wash basin. The ceiling has panels of uPVC with spot lights fitted and the walls and floor are tiled.

Gardens
Small enclosed garden to the front with a good sized garden to the rear with paving and Indian Stone for ease of maintenance. Timber panelled fencing, timber shed and timber gate to give pedestrian access to the rear.

Note
Please note the vendors of the property are related to a member of Brighthouse Wolff staff

EPC
Since the EPC was commissioned we understand the gas combination boiler has been updated





Important Information

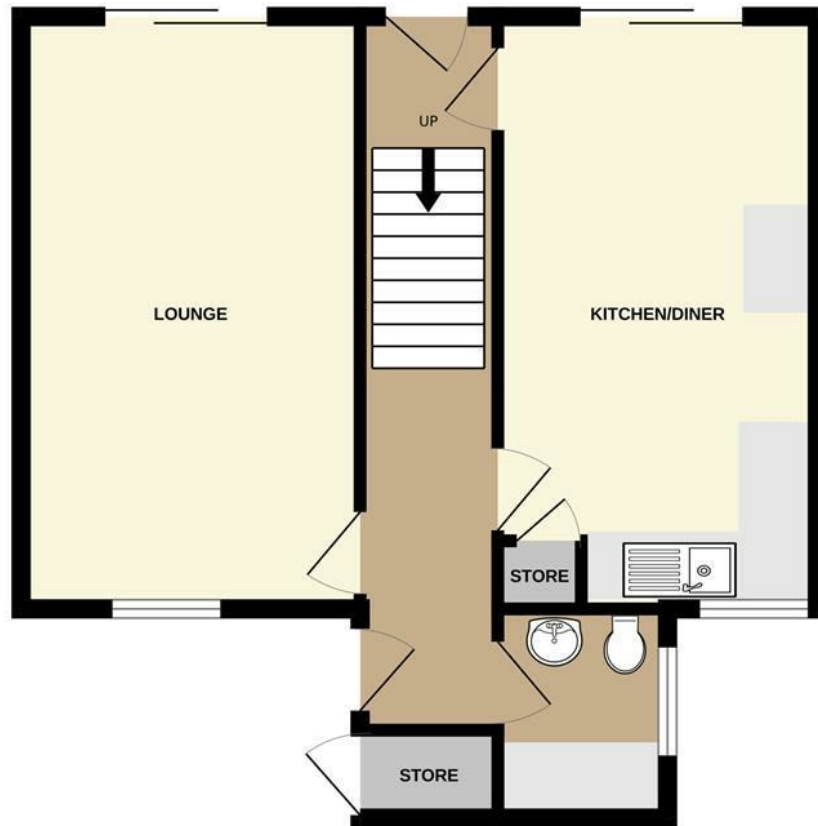
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

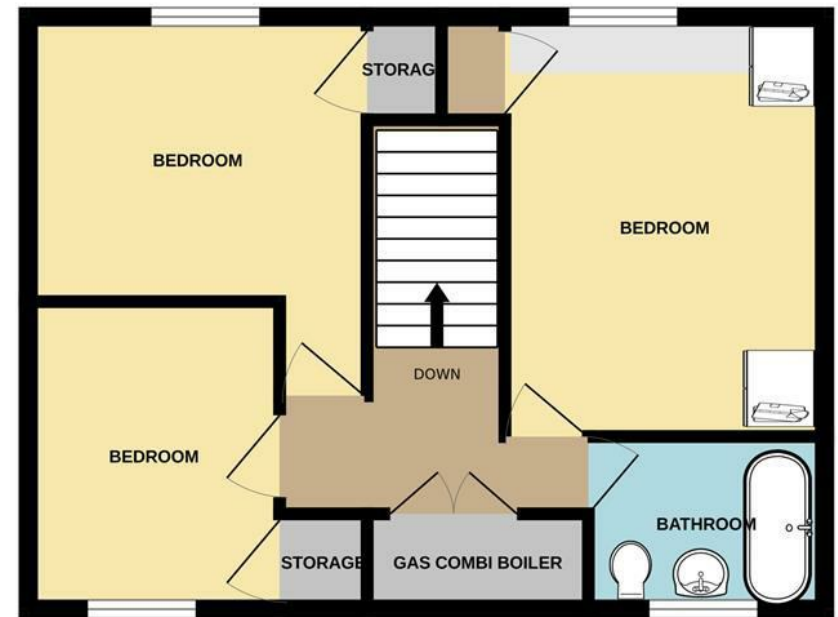
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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