



BRIGHOUSE  
WOLFF

132 Blaguegate Lane, Skelmersdale, Lancashire WN8 8TY  
£299,950







This superb three bedroom semi detached house has benefit of self contained office / storage to the rear and presents an excellent opportunity for families and home working. With a well thought out layout, the property boasts a superb kitchen/Diner with integrated appliances and two inviting and spacious reception rooms, perfect for both relaxation and entertaining guests.

The home features three spacious bedrooms, two with fitted furniture, providing ample space for a growing family or the flexibility to create a home office or guest room. The modern bathroom is conveniently located, ensuring ease of access for all residents.

The semi-detached nature of the property offers a sense of privacy while still being part of a friendly community. There are delightful open views over the countryside to the rear.

With its combination of comfort and practicality, this property in Lathom is a wonderful place to call home. Don't miss the chance to explore this inviting residence and envision the possibilities it holds for you and your family.

The location gives easy access to both Skelmersdale, the market town of Ormskirk with Edge Hill University and trains to Liverpool and Preston. M58 access also within easy reach.

## Entrance Hall

Stairs to the first floor.

## Lounge

11'5 x 12'2 (3.48m x 3.71m)

A delightful reception room with a double glazed splayed bay window and a log burner set on a stone hearth with timber lintel above.

## Sitting Room

12'5 x 16' (3.78m x 4.88m)

The second reception room, ideal for family time or entertaining is open through to the superb kitchen/Diner. Double glazed window to the side elevation and useful under stairs store cupboard. Laminate flooring fitted.

## Kitchen/Diner

10'5 x 14'7 (3.18m x 4.45m)

With an extensive range of stylish Shaker style fitted base and wall units with worktops to accord and including a single drainer composite sink with mixer tap, space for a range style cooker, cooker hood, integrated microwave, drinks fridge and dishwasher. Incorporating a breakfast bar and unit for an American style fridge freezer. Double glazed French doors lead out to the patio and superb views over the countryside to the rear.

## FIRST FLOOR

## Landing

Built in store cupboard.

## Bedroom 1

11'5 x 10'6 (3.48m x 3.20m)

A front facing double bedroom with fitted wardrobe.

## Bedroom 2

11'6 x 9'6 (3.51m x 2.90m)

A rear facing double bedroom with fitted wardrobe.

## Bedroom 3

7'10 x 6'5 (2.39m x 1.96m)

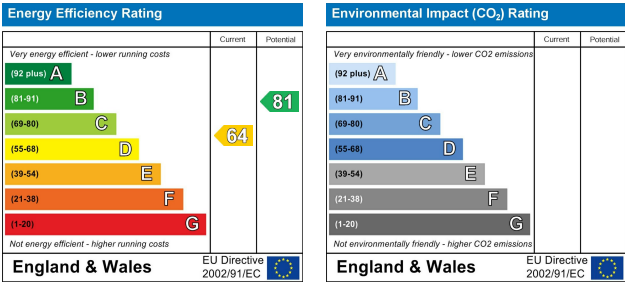
Rear facing

Bathroom

Modern white suite comprising panelled bath with shower attachment and screen, low level W.C. and pedestal wash basin. Tiled walls.

Outside

The property stands on a good sized plot with ample space to the front for off road parking or a caravan or boat and is block paved for ease of maintenance. Double timber gates lead through to the rear garden which is a real feature of the property with extensive views to the rear over countryside. The garden has been arrange in three areas : a spacious patio with an insulated office/storage facility with power and light, lawn area with covered deck with power and light and a secluded lounging area overlooking the open countryside at the end of this superb garden.





### 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  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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.  
Made with Metropix ©2025







