



BRIGHOUSE  
WOLFF

40 Aspen Way, Skelmersdale, Lancashire WN8 8QJ  
£125,000







Offered with no onward chain delay and located in Old Skelmersdale, this delightful three bedroom terraced house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout is thoughtfully designed to maximise both functionality and warmth, making it an inviting home. Gas centrally heated and double glazed windows are an additional benefit.

The property features an enclosed porch, entrance hall, through lounge and spacious kitchen /diner three bedrooms and bathroom with separate W.C., ensuring convenience for daily routines.

Situated in a popular neighbourhood, this home benefits from local amenities, schools, and parks, all within easy reach. The surrounding area boasts a sense of community, making it an ideal place to settle down.

Whether you are looking to invest in your first home or seeking a new family residence, this terraced house on Aspen Way is a wonderful choice. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

### Enclosed Porch

Double glazed with tiled floor.

### Entrance Hall

Tiled floor and stairs to the first floor

### Lounge

18'x11'1 (5.49mx3.38m)

The through lounge has laminate flooring fitted.

### Kitchen/Diner

18' 10 x 12'10 max (5.49m 3.05m x 3.91m max)

The spacious kitchen/ diner has an extensive range of base and wall units with worktops and includes a single drainer sink unit, cooker point and plumbing for a washing machine. The walls are part tiled and the floor is tiled. Walk in store under the stairs.

## FIRST FLOOR

### Landing

Store housing gas central heating boiler. Access to the roof void.

### Bedroom 1

9' x 11'2 plus door recess (2.74m x 3.40m plus door recess)

A front facing double bedroom with laminate flooring fitted.

### Bedroom 2

11'9 x 9'10 (3.58m x 3.00m)

A front facing double bedroom with built in wardrobe and laminate flooring fitted.

### Bedroom 3

8'8 x 6'11 (2.64m x 2.11m)

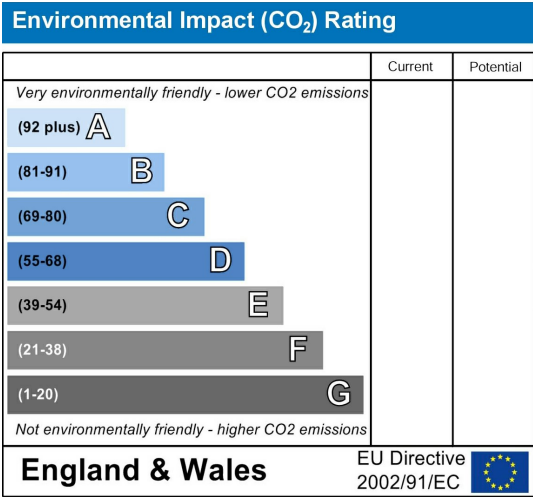
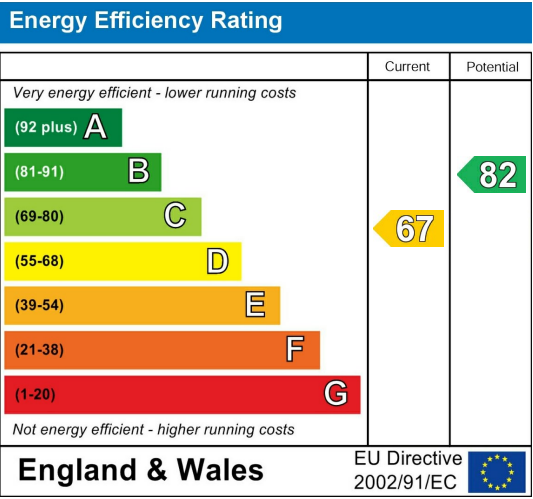
Rear facing with built in store and laminate flooring fitted.

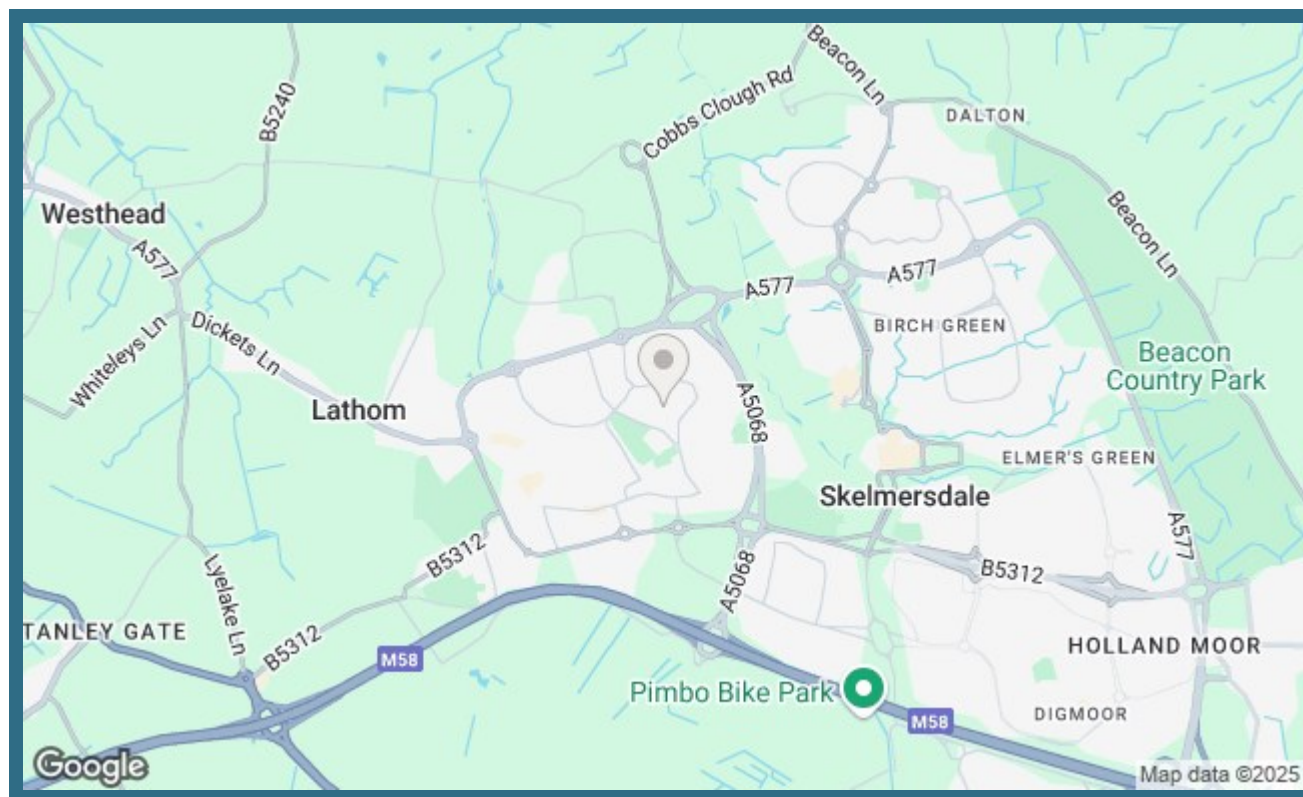
### Bathroom

Suite comprising panelled bath with electric shower over and pedestal wash basin with mixer tap. Ladder style radiator and tiled walls and floor.

### Gardens

Enclose garden to the front with lawn and the rear garden is paved for ease of maintenance. Timber panel fencing and gate to rear for pedestrian access.





### Important Information

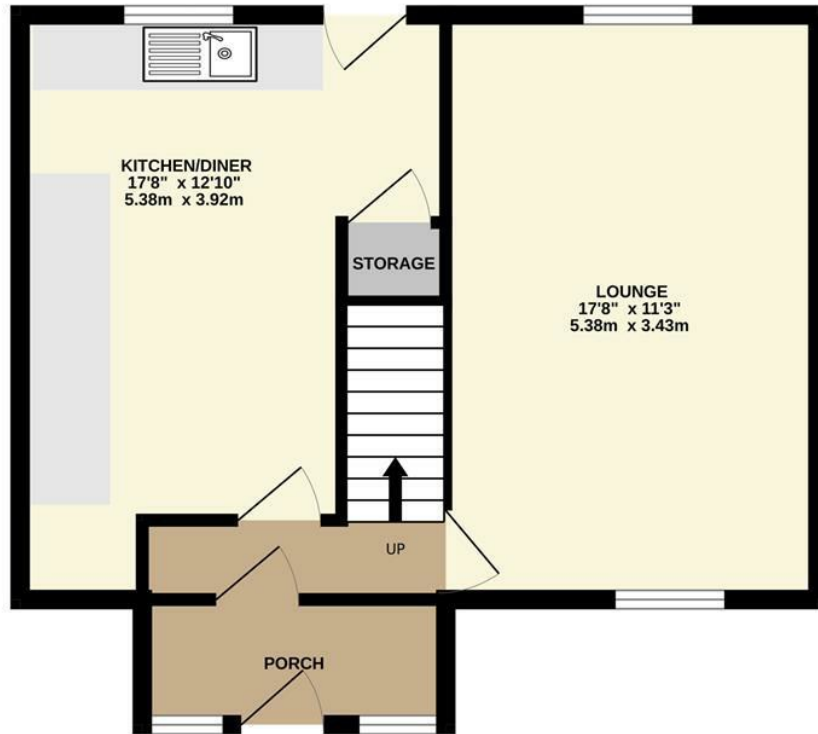
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

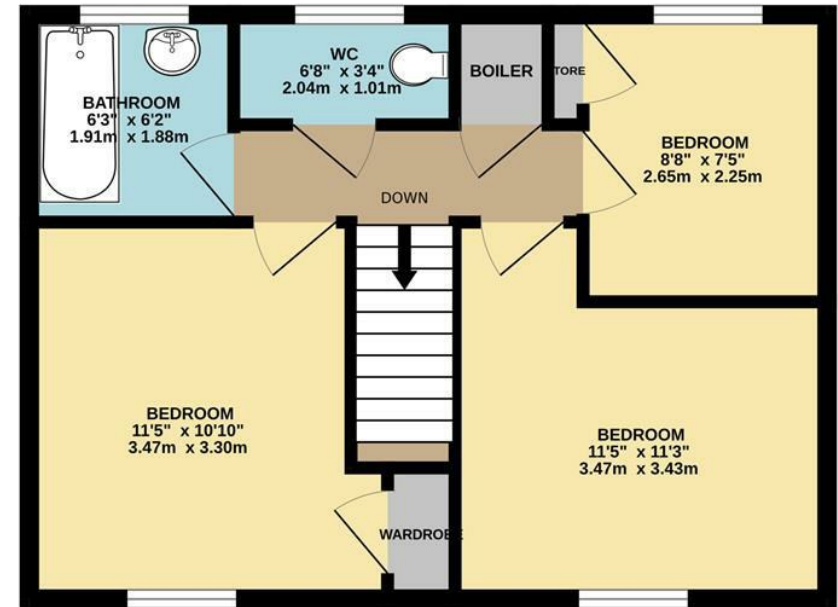
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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