



BRIGHOUSE
WOLFF

39 Uppingham, Skelmersdale, WN8 8HD
£85,000



Located in Old Skelmersdale, this purpose-built, first floor, three bedroom flat has accommodation over two floors. The property has been thoughtfully designed to cater to modern living and would suite a family or investor alike.

There is secure entrance at the ground level with communal area and stairs to the first floor. The accommodation comprised entrance hall, spacious lounge and duel aspect kitchen/diner. The flat boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The shower room is functional and well-maintained, ensuring that daily routines are both comfortable and efficient.

The location of this property is particularly appealing, with easy access to local amenities, schools, and transport links, making it an ideal choice for both first-time buyers and those looking to downsize.

This flat presents an excellent opportunity for anyone seeking a home in a desirable area. With its practical layout and popular location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming flat your new home.

Communal Entrance Hall

Secure communal entrance hall with stairs to the first floor

FIRST FLOOR

Entrance Hall

A spacious entrance hall with composite door and stairs to top floor of flat. Laminate flooring fitted.

Lounge

11'9 x 14'11 (3.58m x 4.55m)

The delightful lounge has two double glazed windows to the front elevation. Laminate flooring fitted and electric fire with timber surround.

Dining Kitchen

x 14'11 (x 4.55m)

The duel aspect kitchen has a range of base and wall units with worktops to accord and incorporating a single drainer sink unit, electric hob with oven below, plumbing for a washing machine and part tiled walls. Laminate flooring fitted. Useful store cupboard.

SECOND FLOOR

Landing

Useful store cupboard over the stairs.

Bedroom 1

15' x 8'9 overall (4.57m x 2.67m overall)

A front facing double bedroom

Bedroom 2

11'8 x 5'11 (3.56m x 1.80m)

Front facing

Bedroom 3

7'2 x 9'1 (2.18m x 2.77m)

Rear facing bedroom

Shower Room

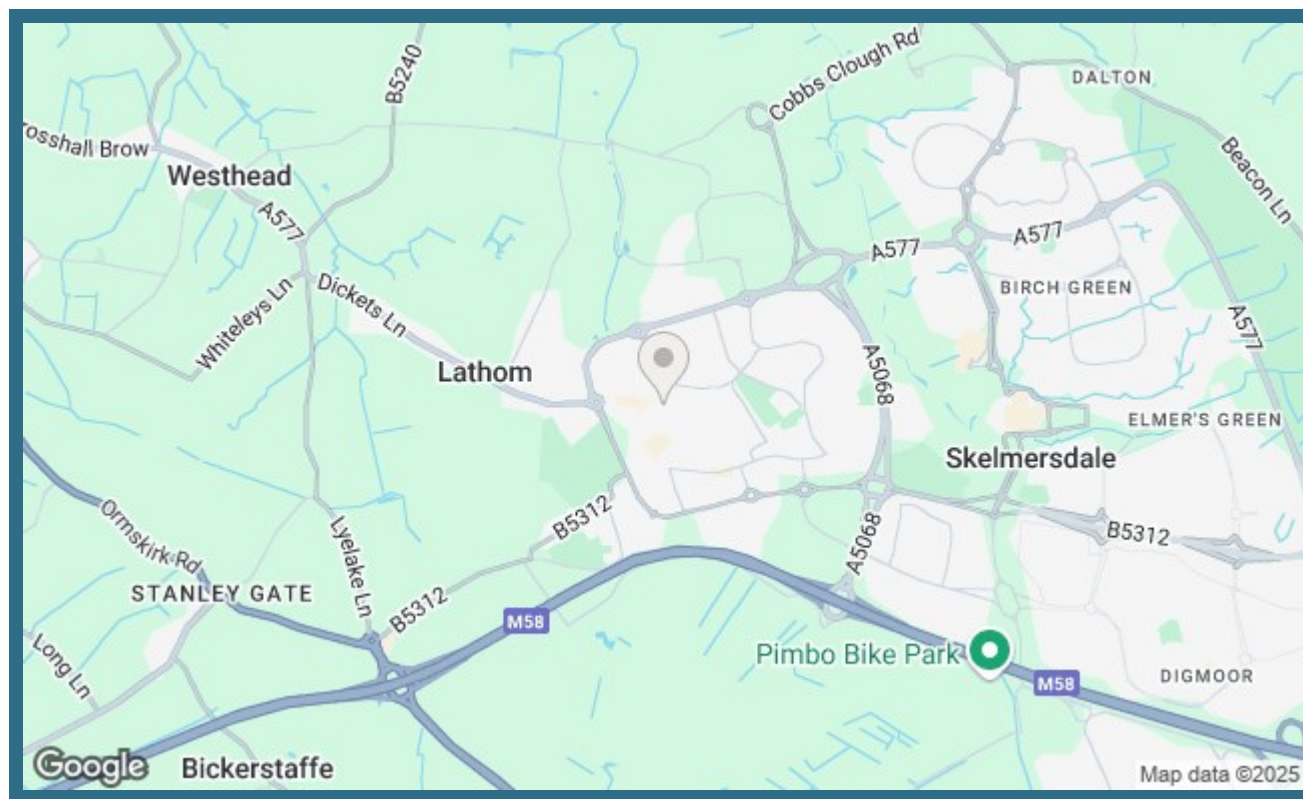
A modern suite comprising tiled shower compartment , low level W.C. and wash basin in a vanity unit. Tiled walls and floor and ladder style radiator fitted.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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Important Information

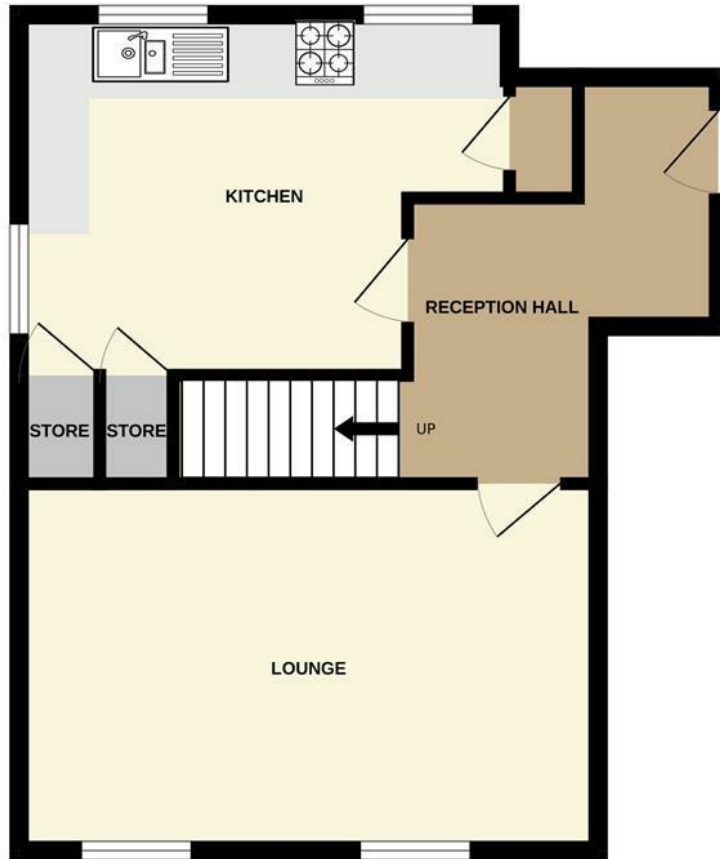
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

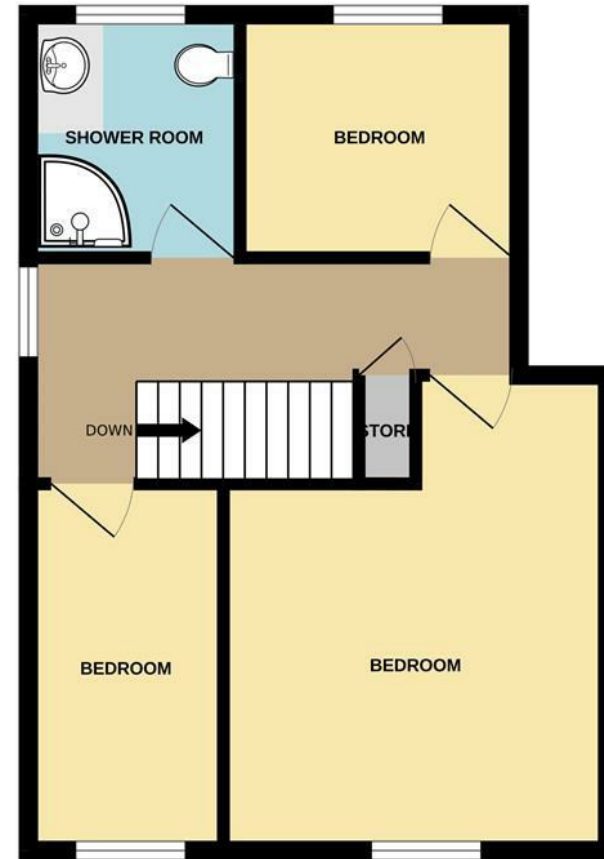
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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