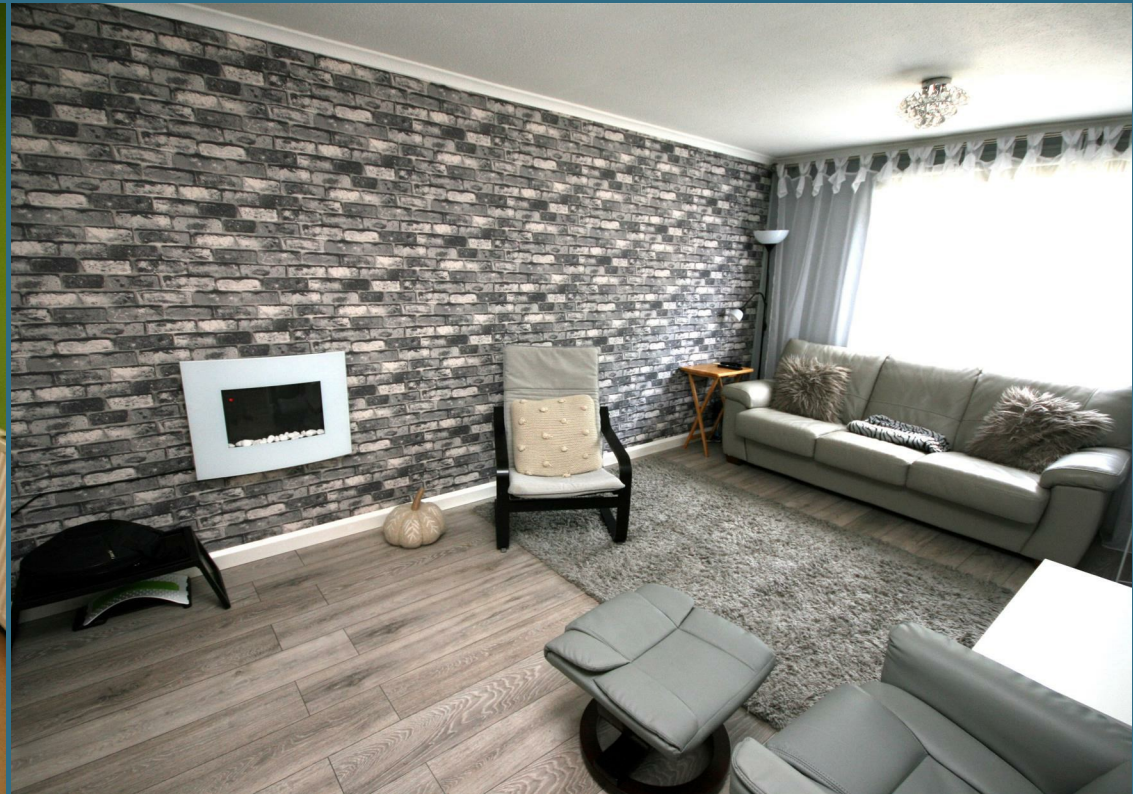




BRIGHOUSE  
WOLFF

49 Ivydale, Skelmersdale, Lancashire WN8 6RS  
**£125,000**







Nestled in the charming area of Ivydale, Skelmersdale, this delightful four bedroom end-terrace house offers a perfect blend of comfort and practicality. Built circa 1974, the property boasts a warm and inviting atmosphere, ideal for families or those seeking a peaceful retreat.

Upon entering, you will find an entrance hall with W.C. and utility off, the through lounge and spacious dining kitchen, tastefully decorated and will serve as the heart of the home, providing an excellent space for relaxation and entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the living areas.

The house features four well-proportioned bedrooms, each offering ample space for personalisation and comfort. These rooms are perfect for accommodating family members or guests, making it a versatile choice for various living arrangements.

The modern bathroom is functional and well-maintained, catering to the needs of a busy household.

Outside, the end-terrace position provides a sense of privacy and a manageable garden space, perfect for enjoying the outdoors or hosting summer gatherings.

Ivydale is a popular neighbourhood, known for its friendly community and convenient access to local amenities, schools, and parks. This property presents an excellent opportunity for those looking to settle in a welcoming area with a strong sense of community.

In summary, this end-terrace house in Ivydale, Skelmersdale, is a wonderful option for anyone seeking a spacious and comfortable home in a desirable location. Don't miss the chance to make this charming property your own.

### Entrance Hall

Spacious entrance hall with stairs to the first floor and laminate flooring fitted

### W.C. and Utility

Low level W.C. and wall mounted wash basin. Plumbing for a washing machine.

### Dining Kitchen

11'3 x 18'8 (3.43m x 5.69m)

The spacious kitchen with dining has an extensive range of base and wall units with worktops to accord and incorporates a single drainer sink unit with a mixer tap, gas cooker point, hosing for an oven and part tiled walls. There is ample room for a dining table. Door out to the rear garden.

### Lounge

17'4 x 10'4 (5.28m x 3.15m)

The through lounge has laminate flooring fitted and electric fire with surround.

## FIRST FLOOR

### Landing

Large walk in store and a second store housing the gas combination central heating boiler. Laminate flooring fitted.

### Bedroom 1

14'3 x 7'4 (4.34m x 2.24m)

A rear facing double bedroom with laminate flooring fitted.

### Bedroom 2

11'6 x 9'9 (3.51m x 2.97m)

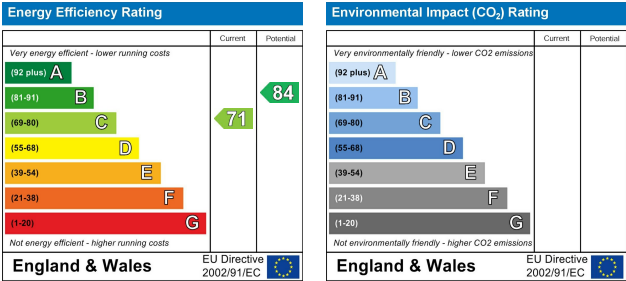
A rear facing double bedroom with laminate flooring fitted.

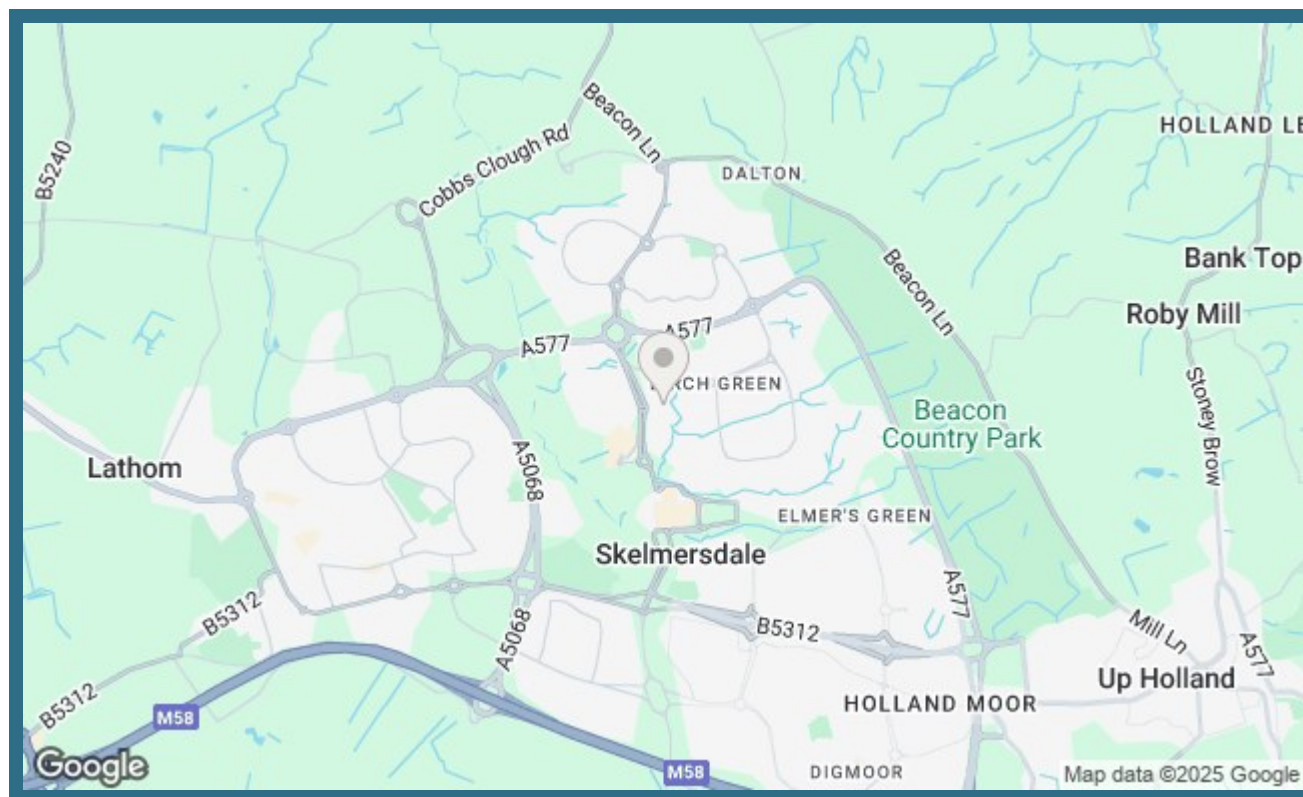
Bedroom 3  
11'6 x 5'10 (3.51m x 1.78m)  
Rear facing with laminate flooring fitted.

Bedroom 4  
11'6 x 5'8 (3.51m x 1.73m)  
Rear facing with laminate flooring fitted.

Family Bathroom  
Modern suite comprising panelled bath with shower attachment, low level W.C. and pedestal wash basin.

Outside  
Enclosed garden to the rear with ramp. Large store. Pedestrian access to the rear where there is communal parking.





### Important Information

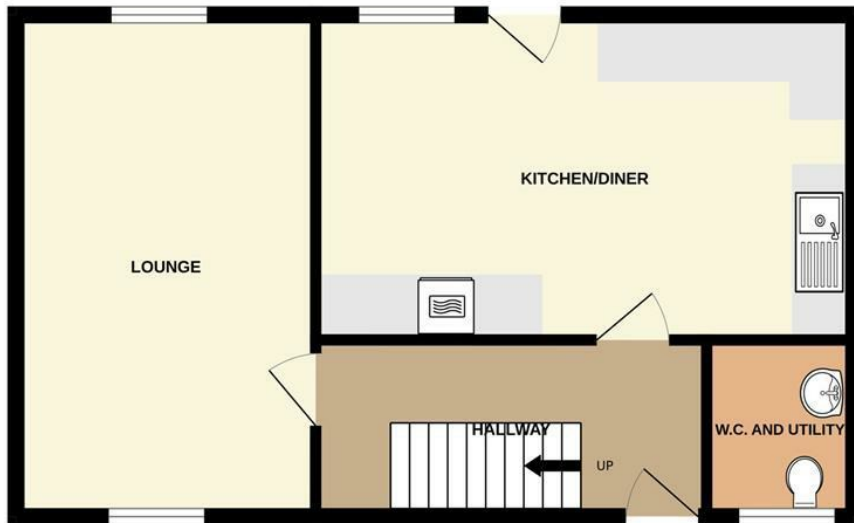
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

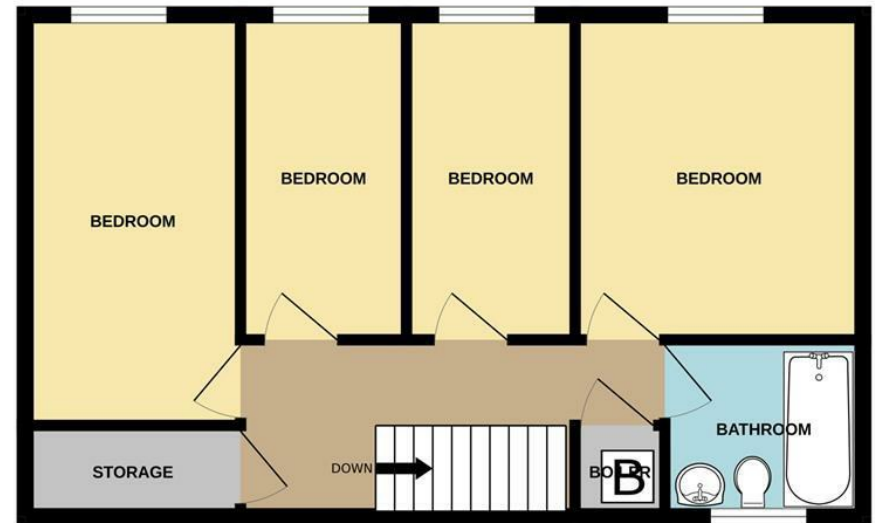
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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  
500 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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