



BRIGHOUSE
WOLFF

62 Thurcroft Drive, Skelmersdale, Lancashire WN8 8PD
£184,950



Nestled in the ever popular neighbourhood of Thurcroft Drive, Old Skelmersdale, this delightful three bedroom semi-detached house offers a wonderful opportunity for families and first-time buyers alike. Presented well throughout it must be viewed early to avoid disappointment. It has benefit of gas central heating and double glazed windows fitted.

Upon entering, you are welcomed into a superb hallway with matte black steel spindle stair case and timber balustrade. The high gloss kitchen is open to the dining room and the lounge, ideal for family life and for entertaining. The wooden flooring fitted to the hall dining room and the lounge is a real feature of the property. and the layout flows seamlessly.

This delightful home features three well-proportioned bedrooms, each providing a peaceful retreat for rest and relaxation. The bedrooms are versatile, allowing for personalisation to suit your individual style and needs. The modern shower room is conveniently located, ensuring ease of access for all family members.

The exterior of the property is equally appealing, with gardens to the front and the rear and is ideal for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

Thurcroft Drive is ideally situated, with local amenities, schools, and parks within easy reach, making it a perfect location for families. The area is well-connected, providing convenient access to transport links for those commuting to Wigan , Manchester and Liverpool.

In summary, this semi-detached house on Thurcroft Drive presents an excellent opportunity to create a super home in a desirable location. With its spacious living areas, three bedrooms, and a charming garden, it is a property that is sure to attract interest. Do not miss the chance to make this house your home.

Open Porch

Entrance Hall

The uPVC double glazed front door opens into an attractive hallway with light oak flooring. The superb contemporary staircase leads to the first floor and has useful under stairs store cupboard.

Kitchen

The superb, modern fitted kitchen has a range of high gloss base and wall units with worktops to accord single drainer sink unit with mixer tap, gas cooker point, cooker hood and plumbing for a washing machine . The walls are part tiled and the floor is tiled. Open through to the dining room which has light oak flooring.

Rear Porch

3'2 x 8'8 (0.97m x 2.64m)

The double glazed porch at the rear has tiled floor.

Dining Room

Open through to the lounge and has light oak flooring fitted.

Lounge

13'x 11'4 (3.96mx 3.45m)

Open from the dining area the cosy lounge has light oak flooring fitted.

FIRST FLOOR

Landing

Store cupboard

Bedroom 1

11'2 x 10'2 plus door recess (3.40m x 3.10m plus door recess)

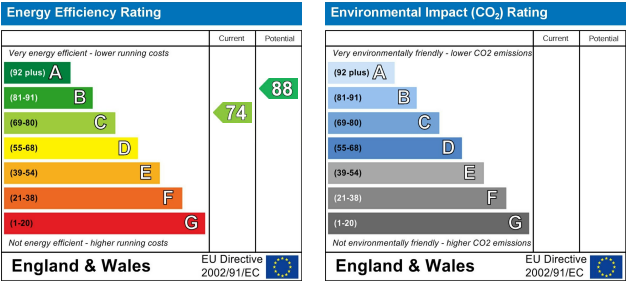
A front facing double bedroom with stripped and painted floorboards.

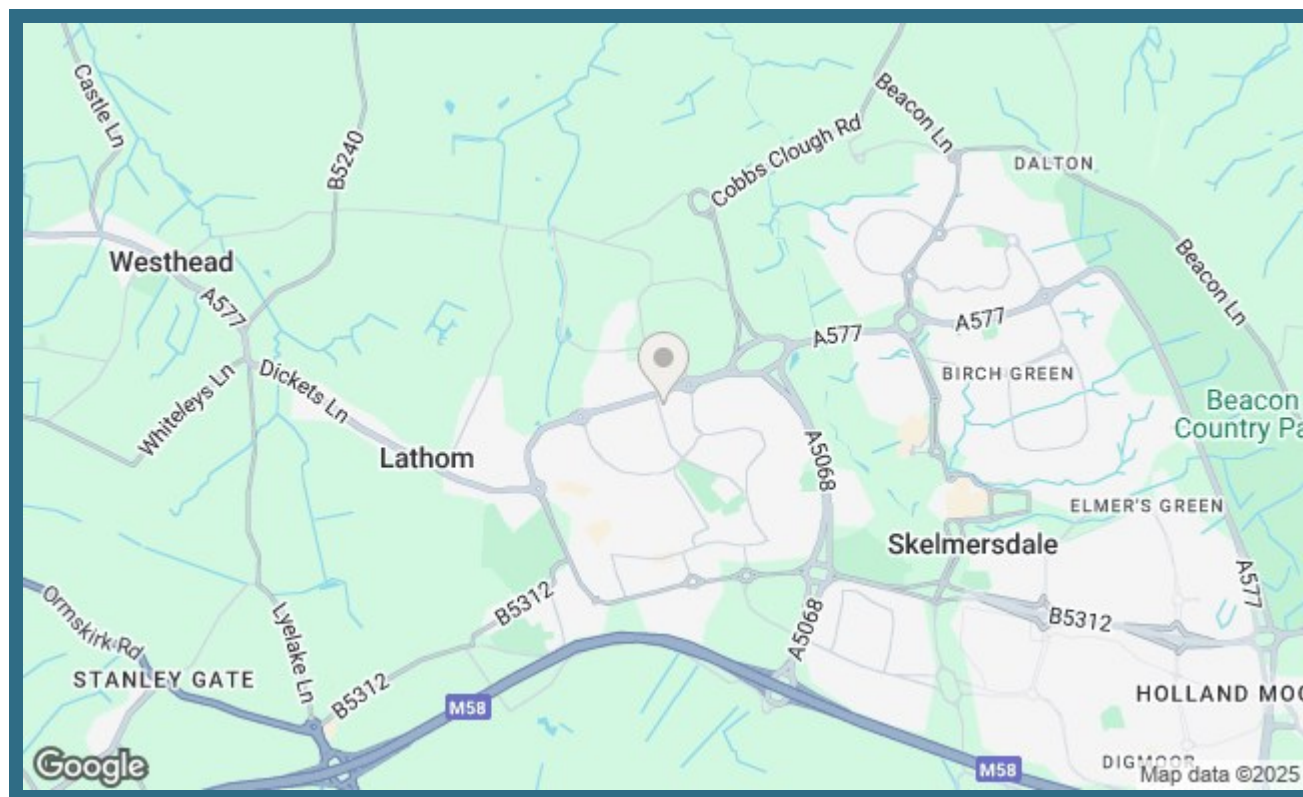
Bedroom 2
8'3 x 11'9 (2.51m x 3.58m)
A rear facing double bedroom with laminate flooring fitted.

Bedroom 3
8'2 x 7'5 (2.49m x 2.26m)
Front facing

Shower Room
Attractive suite comprising tiled shower compartment, low level W.C. and pedestal wash basin. Tiled walls and laminate flooring fitted.

Gardens
Attractive gardens to the front and the rear. The front garden is laid to lawn with flower border and dwarf brick wall and flagged pathway. There is Secure access through to rear garden via a timber gate. The rear garden is low maintenance with, lawn and decking it has 3m x 2m timber shed. Gate to rear leads communal parking to the rear.





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.

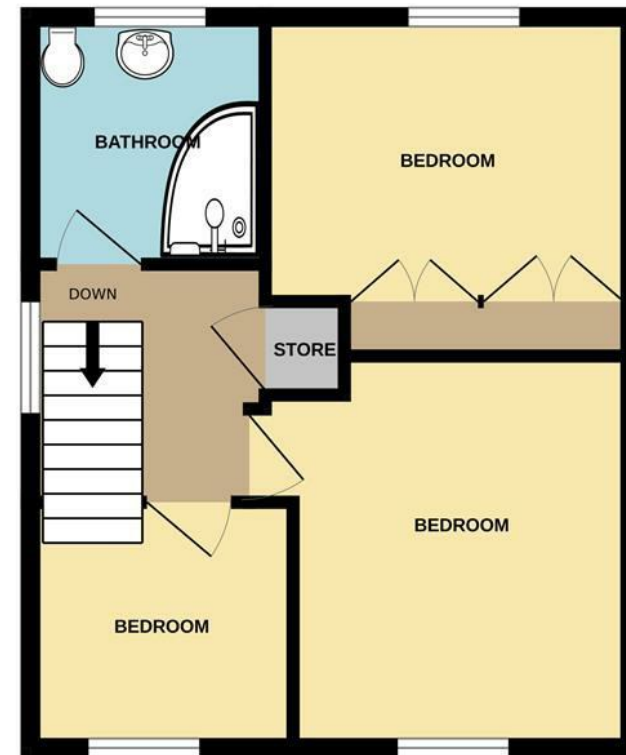
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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