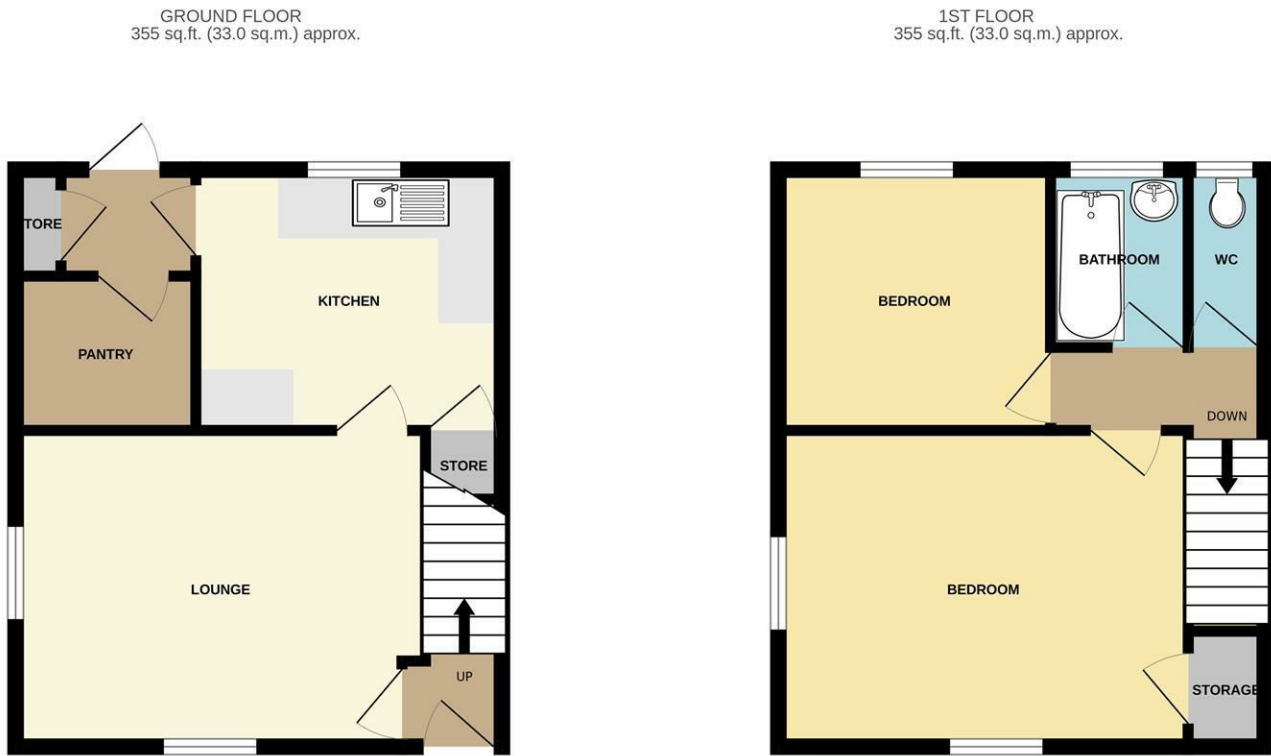




TOTAL FLOOR AREA : 710 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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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.



Requiring updating and renovating , but offering tremendous potential a two bedroom end terraced house located in Old Skelmersdale. Comprising entrance hall, lounge kitchen, rear hall with pantry off and two bedrooms and bathroom with separate W.C. to the first floor. Gardens to the front side and rear. potential for an extension subject to the usual planning consents. Handy for local amenities and transport links. We understand a Grant of Probate is being applied for.

35 Willow Drive, Skelmersdale, Lancashire WN8 8PJ

Entrance Hall
Stairs to the first floor

Lounge
11'3 x 14'7 (3.43m x 4.45m)
Duel aspect reception room



Bedroom 2
11'4 x 9'8 (3.45m x 2.95m)
Rear facing



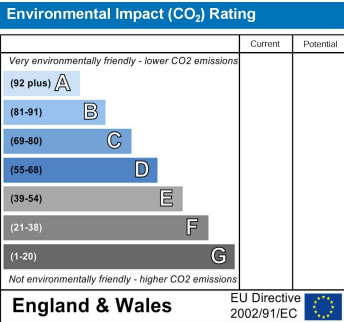
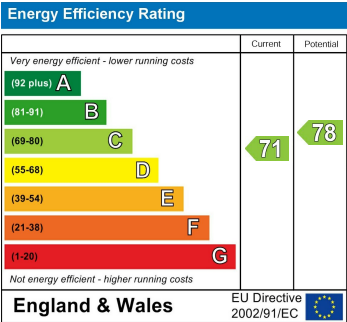
Bathroom
Panelled bath and wall mounted wash basin



Separate W.C.
Low level W.C.

Gardens

Gardens to front side and the rear



Rear Hall
Quarry tiled floor. Store

Pantry
Quarry tiled floor

FIRST FLOOR

Landing
Store cupboard

Bedroom 1
9'4 x 14'9 (2.84m x 4.50m)
Duel aspect