



BRIGHOUSE
WOLFF

13 Lime Court, Skelmersdale, Lancashire WN8 8ES
£85,000



CASH BUYERS ONLY - Located in Lime Court, Old Skelmersdale, this spacious semi-detached house is offered with no onward chain delay. With gas central heating and double glazed windows and three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The layout of the house is practical, providing a warm atmosphere that makes it feel like home. The shower room is thoughtfully designed, catering to the needs of a busy household, there is also a downstairs W.C.

Local amenities include shops, schools and parks, making it an excellent choice for families.

Entrance Hall

Spacious entrance hall

W.C.

low level W.C. and wash basin with tiled splashbacks.

Inner Hall

Stairs to the first floor.

Dining Room

13'7 x 8'7 (4.14m x 2.62m)

Double glazed door to rear garden. The dining room is open through to the lounge.

Lounge

13'11 x 9'11 (4.24m x 3.02m)

The lounge has dual aspect and decorative brick fire surround.

Kitchen

11'10 x 8'5 (3.61m x 2.57m)

Range of base and wall units with sink unit and cooker point. Built in larder cupboard.

FIRST FLOOR

Landing

Bedroom 1

13'11 x 8'6 (4.24m x 2.59m)

A front facing double bedroom with fitted robes.

Bedroom 2

13'4 x 8'5 (4.06m x 2.57m)

Rear facing double bedroom

Bedroom 3

9'10 x 8'5 (3.00m x 2.57m)

Rear facing

Wet Room

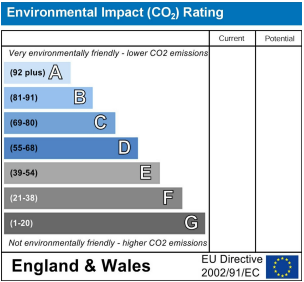
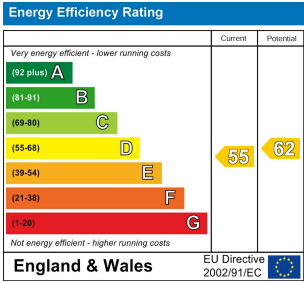
Walk in shower with electric shower fitted, low level W.C. and pedestal wash basin. Tiled walls.

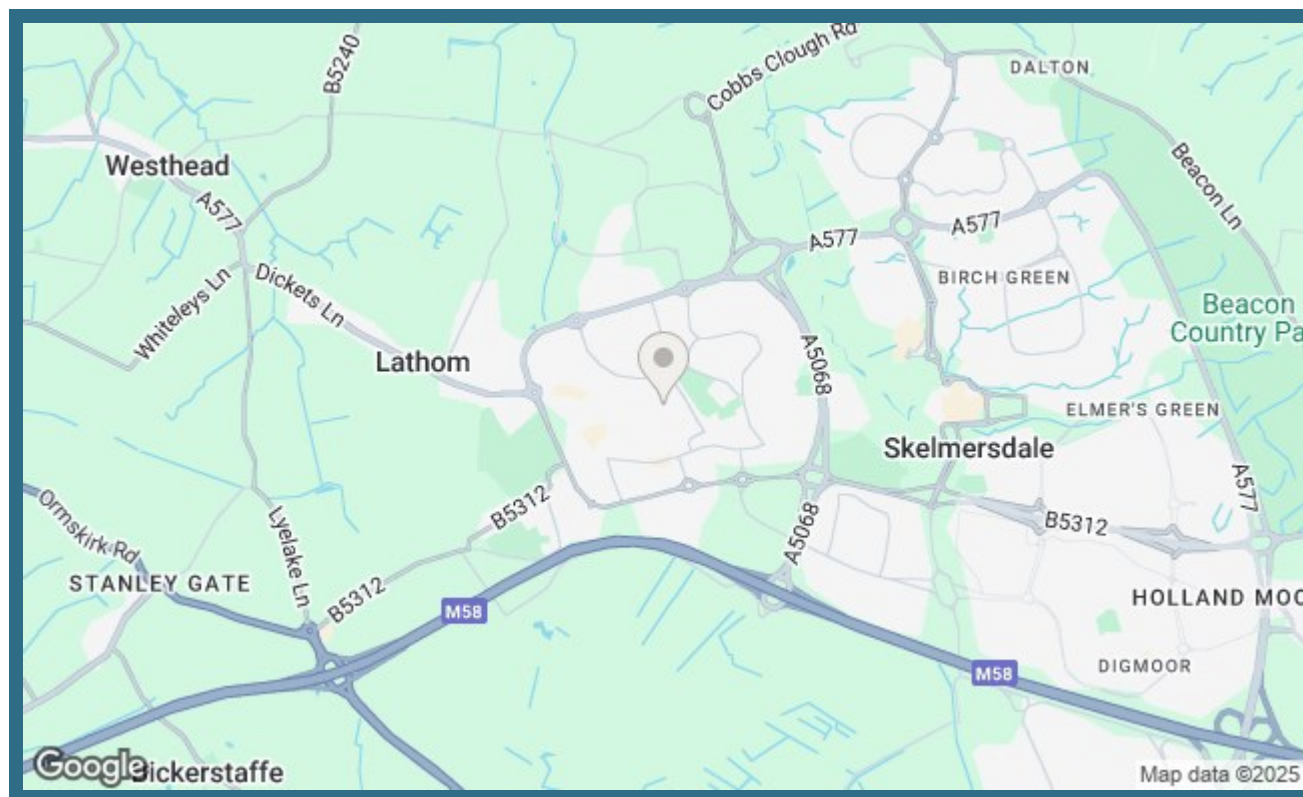
Outside

Mature gardens to the rear and side predominately lawn. Timber gate giving secure access to the rear via side of the property. Large outbuilding to front

NOTE

The property is non traditional construction and it may only be suitable for cash purchasers.





Important Information

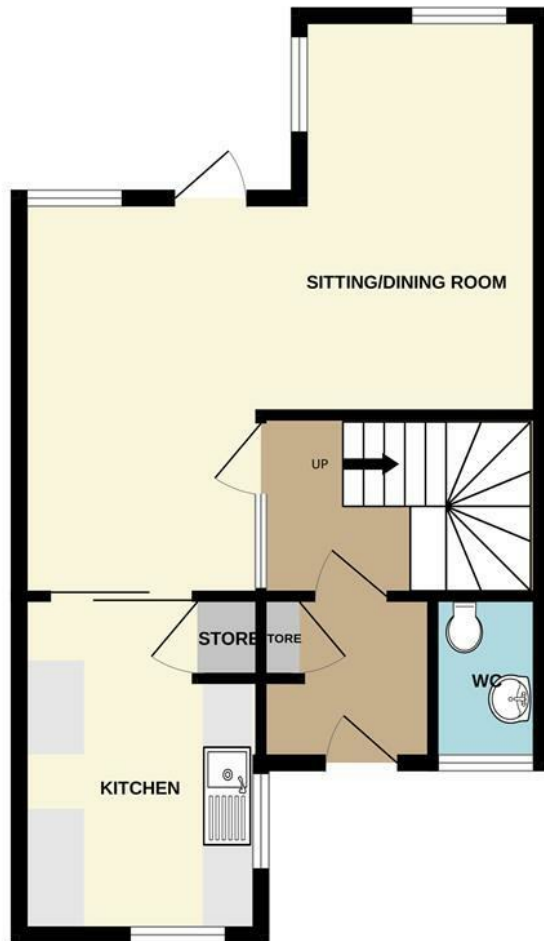
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

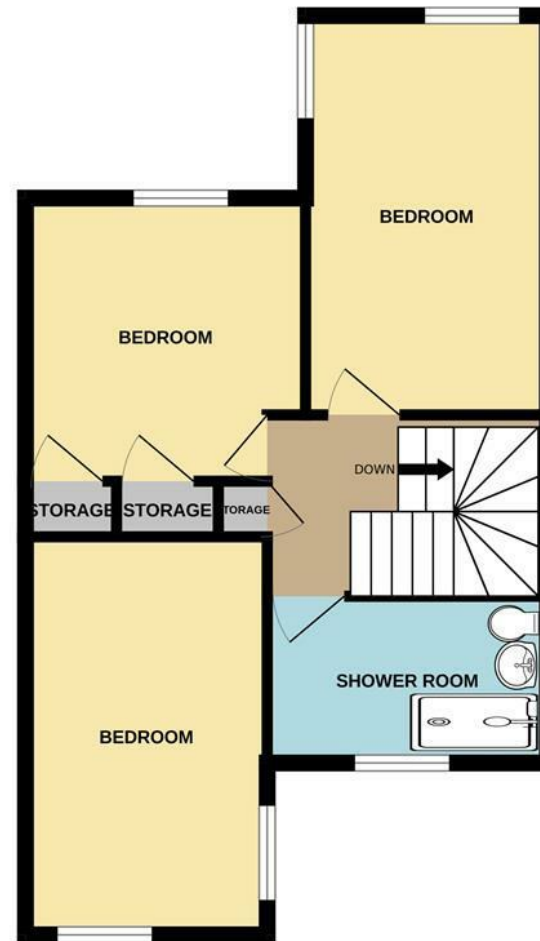
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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