



BRIGHOUSE
WOLFF

1 Elmers Green, Skelmersdale, Lancashire WN8 6RZ
Offers In The Region Of £329,950



Nestled in the sought after area of Elmers Green, Skelmersdale, this delightful detached house offers a perfect blend of comfort and space for family living. Located on a large plot with private mature gardens to front, sides and the rear.

Upon entering, you are greeted by two reception rooms, ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The modern kitchen is open to the dining room, former garage has been converted to a bedroom with en-suite off ideal for a dependent family member. The property also features a well-appointed bathroom. Outside, you will find parking space for numerous vehicles, a valuable asset in today's busy world.

This detached house presents an excellent opportunity for those seeking a spacious and comfortable home in a desirable neighbourhood. With its generous living spaces and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

Porch

Large double glazed porch.

Entrance Hall

Stairs to first floor with useful under stairs store and laminate flooring fitted

Cloaks

Attractive suite comprising combined vanity and W.C. unit, tiled walls and laminate flooring.

Through Lounge

17'9 x 10'4 (5.41m x 3.15m)

A spacious through room with double glazed sliding patio doors out to the rear garden.

Dining Room

10'6" x 10'5" (3.22m x 3.19m)

The dining room is open through to the kitchen.

Kitchen

13'8" x 6'11" (4.19m x 2.13m)

The kitchen has an extensive range of base and wall units with worktops and breakfast bar to accord and incorporates a gas hob with hood, oven and one and one half single drainer sink unit with a mixer tap. Space for a tall fridge freezer. Brick style wall tiles and laminate flooring fitted.

Bedroom

17'6 x 8'4 (5.33m x 2.54m)

The former garage has been converted to the fourth bedroom, ideal for a dependent relative.

Ensuite

Suite comprising shower compartment and combined vanity and W.C. unit. Plumbing for a washing machine. Extractor fan fitted and the walls are part tiled

FIRST FLOOR

Landing

Double glazed window overlooking the rear garden.

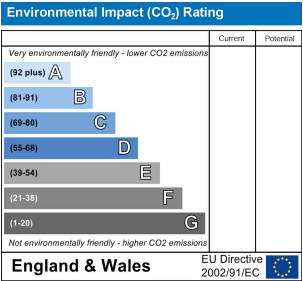
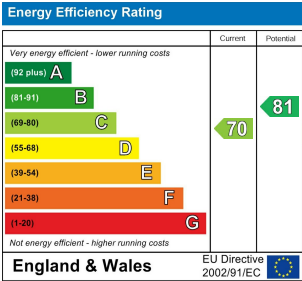
Bedroom 1
12'2 x 10'7 (3.71m x 3.23m)
A front facing double bedroom with a range of fitted robes.

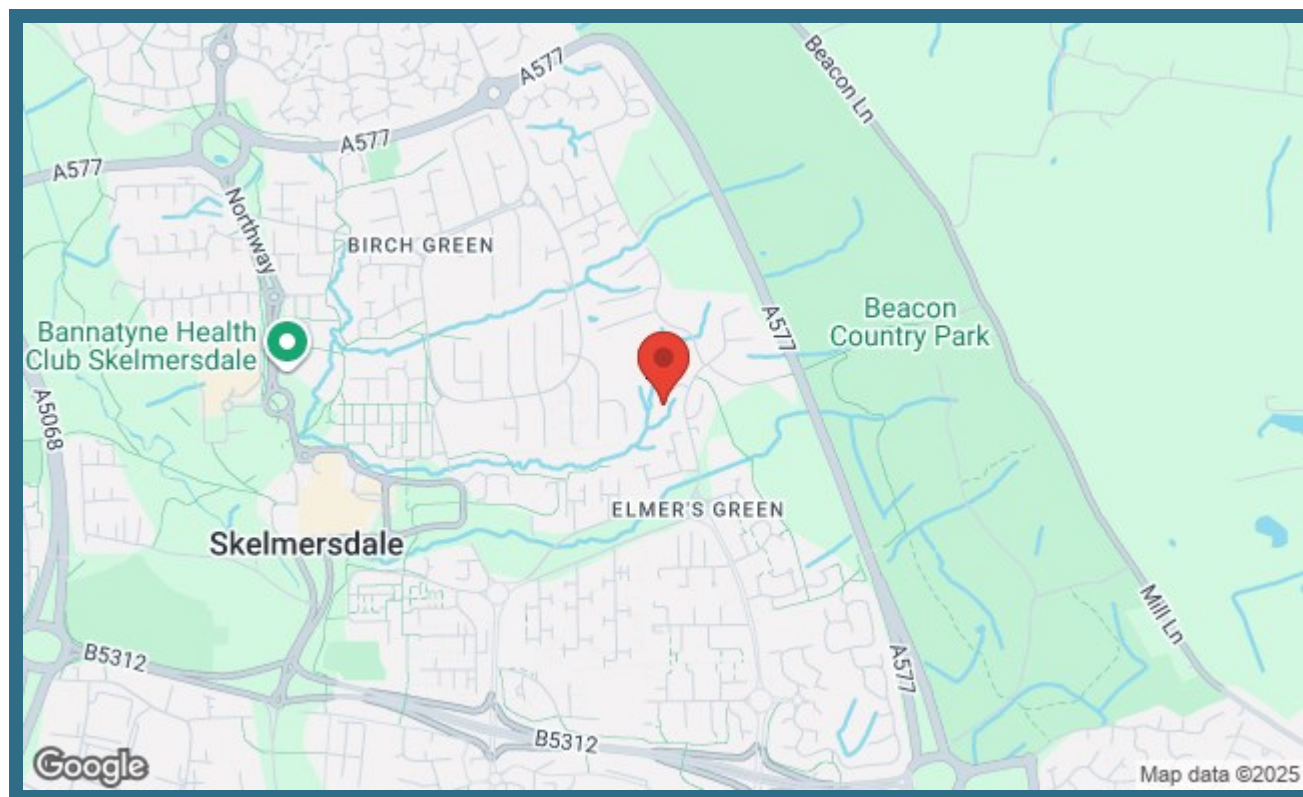
Bedroom 2
10'6 x 10'7 (3.20m x 3.23m)
A front facing double bedroom

Bedroom 3
7'10 x 10'5 (2.39m x 3.18m)
Rear facing

Family Bathroom
The family bathroom suite comprising panelled bath with shower and screen fitted low level W.C. and pedestal wash basin. tiled walls.

Gardens
The private wrap around gardens are a real feature of this property. Predominantly laid to lawn with mature trees and shrubs and several seating areas.





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.

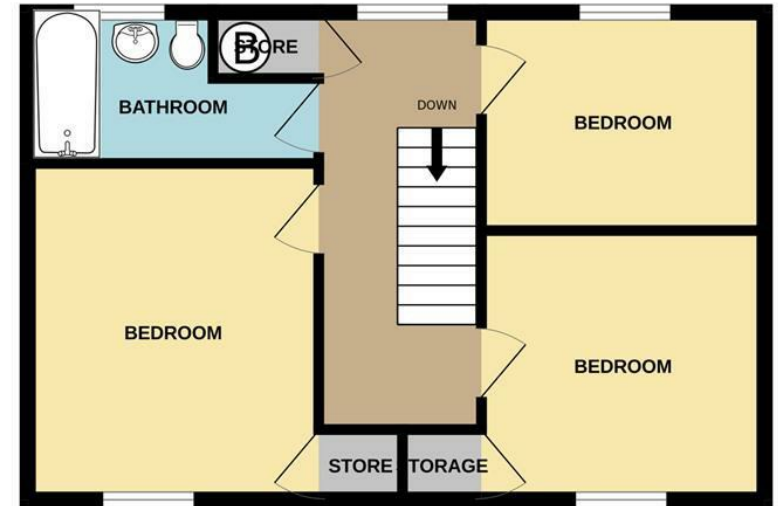
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
699 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.1 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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