

BRIGHOUSE
WOLFF

17 Stafford Street, SKELMERSDALE,
Lancashire WN8 8JA



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.

Nestled in the heart of Old Skelmersdale, this charming terraced house on Stafford Street offers a delightful blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or investors. Gas centrally heated and double glazed windows.

Upon entering, you are welcomed into a spacious reception room that serves as the perfect space for relaxation or entertaining guests. The layout flows seamlessly into the kitchen, which is equipped with essential amenities, making it a practical area for culinary pursuits.

The two bedrooms are thoughtfully designed, providing comfortable retreats for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

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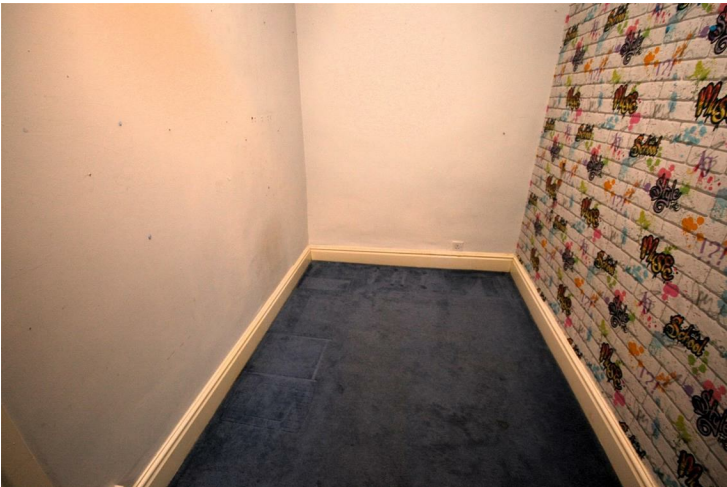
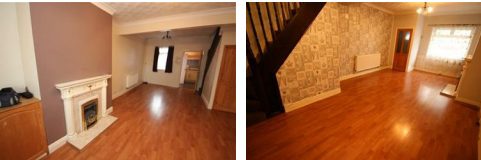
£89,950

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GROUND FLOOR:

Porch
Laminate flooring fitted.

OPEN PLAN LOUNGE/DINER
24'0" 12'6" (7.32m 3.81m)
A spacious reception room with ample space for a dining table . Electric fire and surround, stairs to the first floor and useful under stairs store. laminate flooring fitted.



KITCHEN
7'2" x 9'0" (2.2m x 2.75m)
With range of fitted wall cupboards and base units with work tops incorporating built-in hob and oven, sink unit and plumbing for a washing machine. Door out to the rear yard.



BATHROOM
With white suite comprising panelled bath with shower screen, wash basin and W.C. Tiled walls.



FIRST FLOOR:
LANDING
FRONT BEDROOM 1
12'7" x 13'3" (3.84m x 4.04m)
A spacious double bedroom which is front facing



Rear Yard
Paved yard to the rear with timber gate for pedestrian access.

The property’s age adds a unique charm, with period features that reflect its historical significance, while still allowing for modern updates to suit contemporary lifestyles.

Situated in a popular location, this home is within easy reach of local amenities, schools, and parks, making it an excellent choice for those who appreciate both convenience and a sense of community.

This terraced house on Stafford Street is not just a property; it is a place where memories can be made. Whether you are looking to invest or find your next home, this charming residence is certainly worth considering. No onward chain delay.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		