



BRIGHOUSE
WOLFF

17 Ashwall Street, Skelmersdale, Lancashire WN8 8AN
£125,000



Located just off the High Street and within easy walking of the new ALDI superstore and popular schools this three bedroom terraced is offered with no onward chain delay. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features gas central heating and double glazed windows. The layout of the property maximises space, allowing for comfortable living in a popular neighbourhood.

This location is well-connected, making it an excellent choice for commuters looking to access nearby towns and cities.

This terraced house on Ashwall Street presents a wonderful opportunity for those looking to settle in a vibrant community. With its appealing features and convenient location, it is a property not to be missed. Whether you are a first-time buyer or seeking a family home, this residence is sure to meet your needs and expectations.

Entrance Hall

Stairs to the first floor. Laminate flooring fitted.

Lounge

11'11 x 11'5 max (3.63m x 3.48m max)

The lounge has laminate flooring fitted. Fire surround with gas connection.

Dining Kitchen

9'8 x 14'5 (2.95m x 4.39m)

The dining kitchen has a range of base and wall units with worktops to accord and incorporating a one and one half single drainer sink unit with a

mixer tap, gas hob, oven and wall mounted gas central heating boiler. Part tile walls and inset spot lights to the ceiling. Useful under stairs store cupboard. Laminate flooring fitted

Utility

Plumbing for a washing machine and worktop fitted . Door to rear garden.

Bathroom

Suite comprising panelled bath, low level W.C. and pedestal wash basin. Tiled walls and floor.

FIRST FLOOR

Landing

Access to the roof void.

Bedroom 1

11'11 x 11'5 plus recess (3.63m x 3.48m plus recess)

A front facing double bedroom

Bedroom 2

9'9 x 7'10 (2.97m x 2.39m)

Rear facing

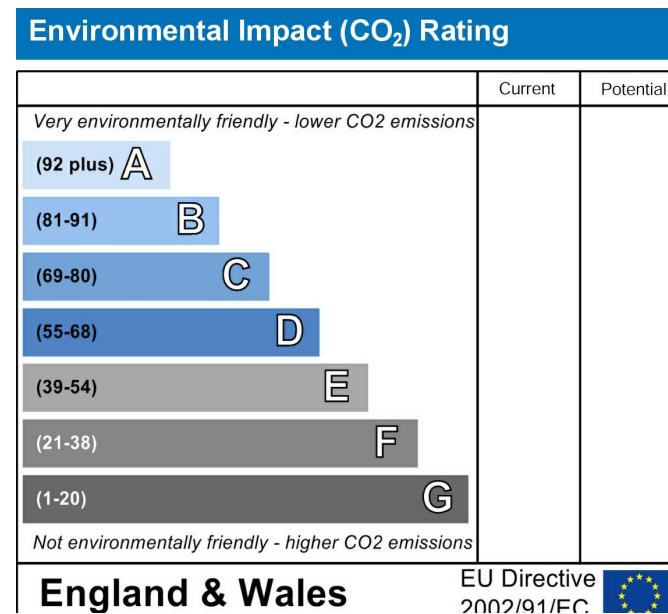
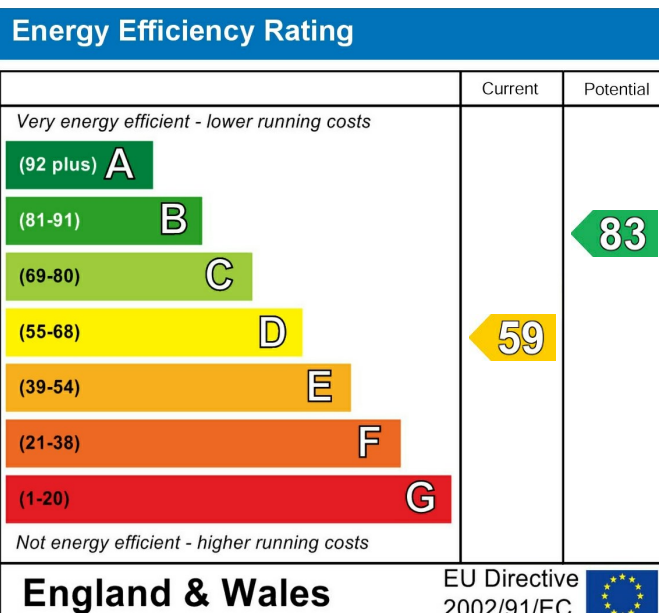
Bedroom 3

6'7 x 6'3 (2.01m x 1.91m)

Rear facing

Outside

Small enclosed garden to the front with mature garden to the rear with lawn and flagged patio. Gate giving pedestrian access 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.

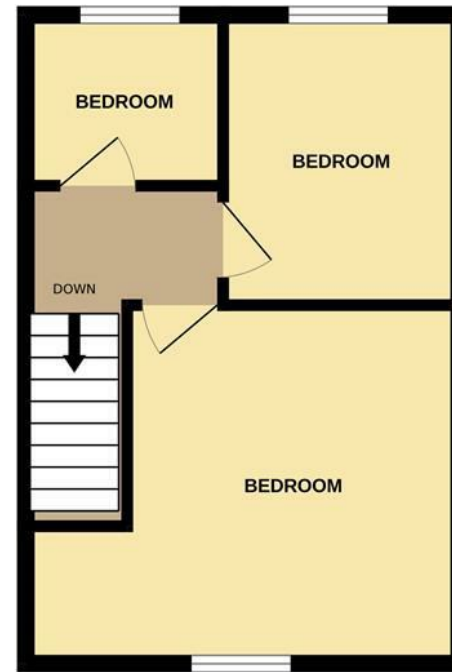
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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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