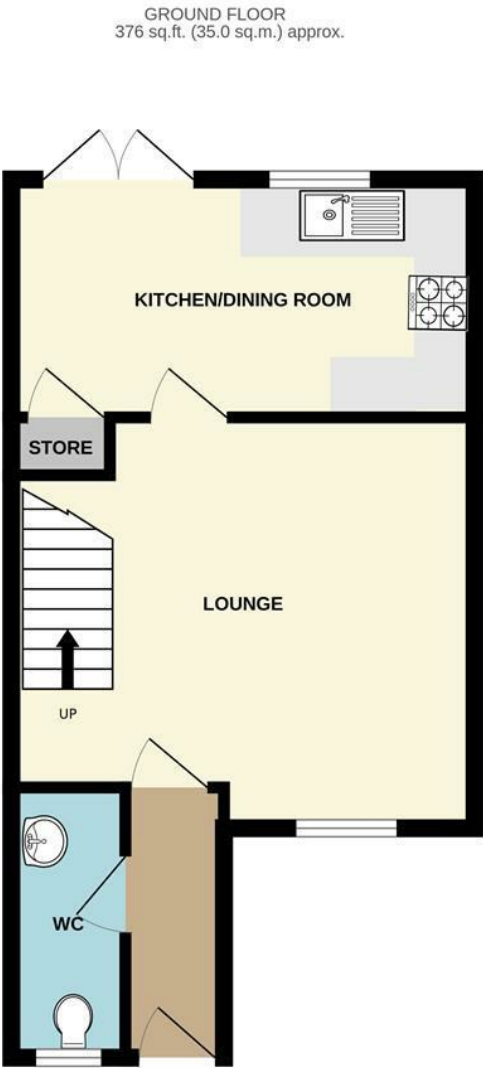


BRIGHOUSE
WOLFF

41 Maiden Close, Skelmersdale, WN8
8JL



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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.



INVESTORS ONLY
Available with a sitting tenant currently paying £850 per month this modern three bedroom semi detached house would suit investors only. Double glazed and gas centrally heated.
Located in the ever popular small development in Old Skelmersdale it is ideally placed for local transport , shops and schools.
Upon entering, you will find a spacious reception room that serves as an ideal space for relaxation or entertaining guests. The room is filled with natural light, creating a warm and welcoming atmosphere. The modern kitchen has fitted hob and oven. The house features three well-proportioned bedrooms, providing ample space for families or those looking for extra room for guests or a home office.
The property includes a well-appointed bathroom, designed for both functionality and comfort. The layout of the house ensures that every corner is utilised efficiently, making it a perfect choice for those seeking a low-maintenance lifestyle.
For your convenience, there is parking available for one vehicle, ensuring that you have easy access to your home. The location in Skelmersdale offers a peaceful residential environment while still being within reach of local amenities, schools, and transport links.

This semi-detached house in Maiden Close is an excellent opportunity for anyone looking to purchase an investment property.

BRIGHOUSE
WOLFF

82 Sandy Lane, Skelmersdale, Lancashire, WN8 8LQ
Tel: 01695 722251
skelmersdale@brighthouse-wolff.co.uk
www.brighthouse-wolff.co.uk

£169,950

41 Maiden Close, Skelmersdale, WN8 8JL

Entrance Hall
Laminate flooring fitted

Lounge
13'6 x 15'3 narrowing to 8'3 (4.11m x 4.65m narrowing to 2.51m)
The lounge has laminate flooring fitted and stairs to the first floor.



Kitchen with Dining Room
7'10 x 15'3 (2.39m x 4.65m)
With a modern range of base and wall units with worktops to accord and incorporating a single drainer sink unit with a mixer tap, gas hob with hood over and oven. The walls are part tiled. There is ample room for a dining table and the double glazed French doors lead out on to the patio. Useful under stairs store cupboard.



FIRST FLOOR

Landing

Bedroom 1
x 9' (x 2.74m)
A double bedroom which is front facing

Bedroom 2
9'10 x 8'4 (3.00m x 2.54m)
Rear facing double bedroom

Bedroom 3
6'1 x 6'7 (1.85m x 2.01m)
Rear facing

Bathroom
Suite comprising panelled bath with shower attachment, low level W.C. and pedestal wash basin. Part tiled walls

Gardens
Gardens to the front and rear with drive to side . The front garden is laid to lawn and there is a timber gate at the side giving secure access to the rear garden. Rear garden is not directly overlooked to the rear has a flagged patio and a lawn.

