



BRIGHOUSE
WOLFF

156 Martins Lane, Skelmersdale, WN8 9AY
£130,000



This two bedroom cottage, needing some updating but having tremendous potential has benefit of drive. It has gas central heating and double glazed windows to the majority.

Upon entering the property, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The layout flows seamlessly into the kitchen and dining room, which is well-equipped and functional, making it a joy for any home cook. In addition there is a small sun lounge , open from the dining area.

The property boasts two generously sized bedrooms, providing ample space for rest and personalisation. These rooms are perfect for a small family, a couple, or even as a home office. The bathroom is conveniently located and features essential amenities, ensuring comfort for all residents.

Outside, the property includes parking for one vehicle, a valuable feature in this area. The garden space offers potential for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air.

This semi-detached house is ideally situated, providing easy access to local amenities, schools, and transport links, making it a fantastic choice for those seeking a peaceful yet connected lifestyle. With its appealing features and prime location, this property is not to be missed.

Entrance Hall

Stairs to the first floor. Laminate flooring fitted

Lounge

12'11 x 11'4 (3.94m x 3.45m)

Coal effect living flame fire with surround. Double glazed splayed bay window to sill level. Laminate flooring fitted.

Kitchen with Dining

8' x 14'5 (2.44m x 4.39m)

The kitchen has a range of base and wall units with worktops and includes a single drainer sink unit and cooker point. There is ample room for a dining table . Useful under stairs store cupboard.

Sun Lounge

4'1 x 8'5 (1.24m x 2.57m)

Open from the kitchen with views over the rear garden.

FIRST FLOOR

Landing

Bedroom 1

10'10 x 11'3 plus recess (3.30m x 3.43m plus recess)

Front facing double bedroom

Bedroom 2

10'7 x 8'2 overall (3.23m x 2.49m overall)

Rear facing

Bathroom

Avocado coloured suite comprising panelled bath , low level W.C. and pedestal wash basin. Part chick tiled walls.

Outside

Mature gardens to the front and the rear with drive to side. Timber gate to side giving secure access to the side and rear garden.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Important Information

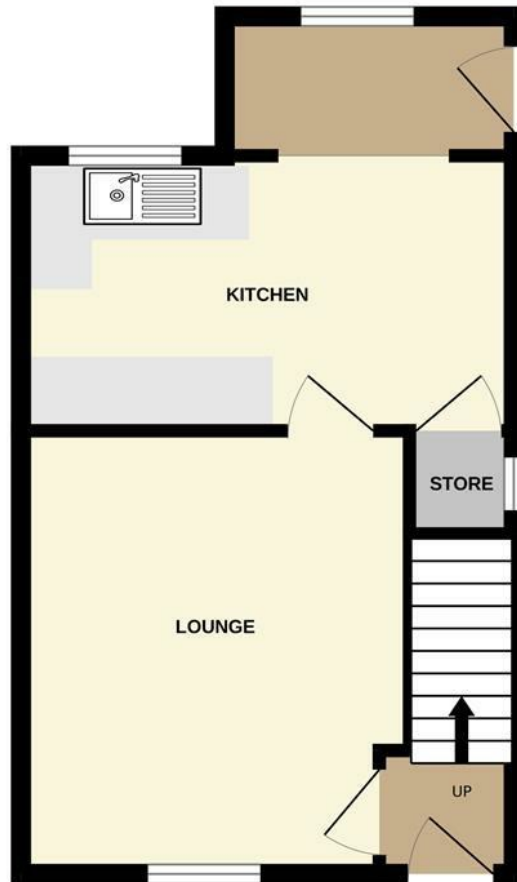
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

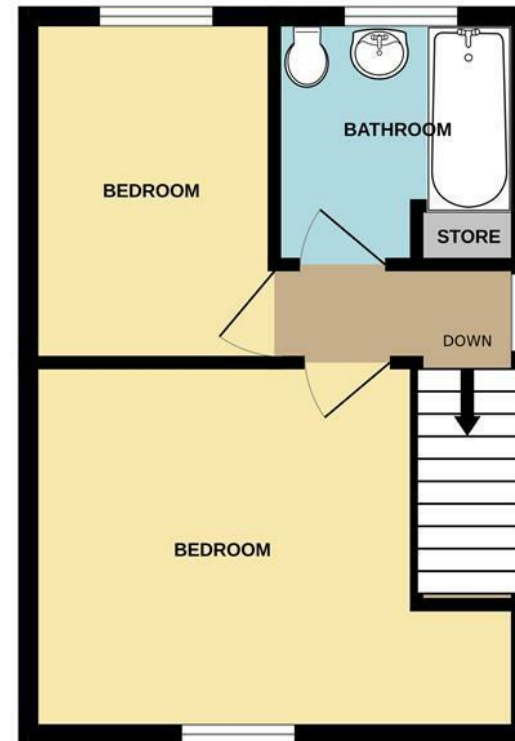
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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.

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 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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