



BRIGHOUSE
WOLFF

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



This semi detached two bedroom property, requires updating but has tremendous potential and also having the added benefit of a driveway. It has gas central heating and double glazed windows to the majority, making it suitable for first time buyers or investors.

Upon entering the property, there is a spacious reception room, which flows into the kitchen and dining room, which is well-equipped and functional. In addition there is a small sun lounge, open from the dining area.

The property boasts two generous sized bedrooms. 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.

Outside, the property includes driveway with parking for one vehicle. The garden space offers potential for outdoor enjoyment.

This semi-detached home provides easy access to local amenities, schools, and transport links.

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)

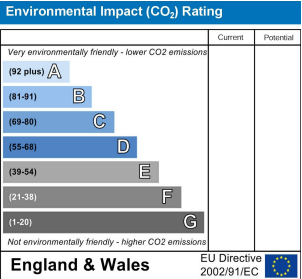
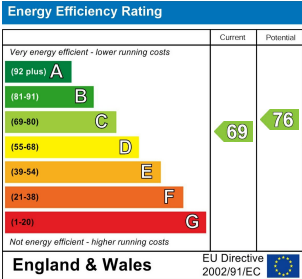
Rear facing

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.





Important Information

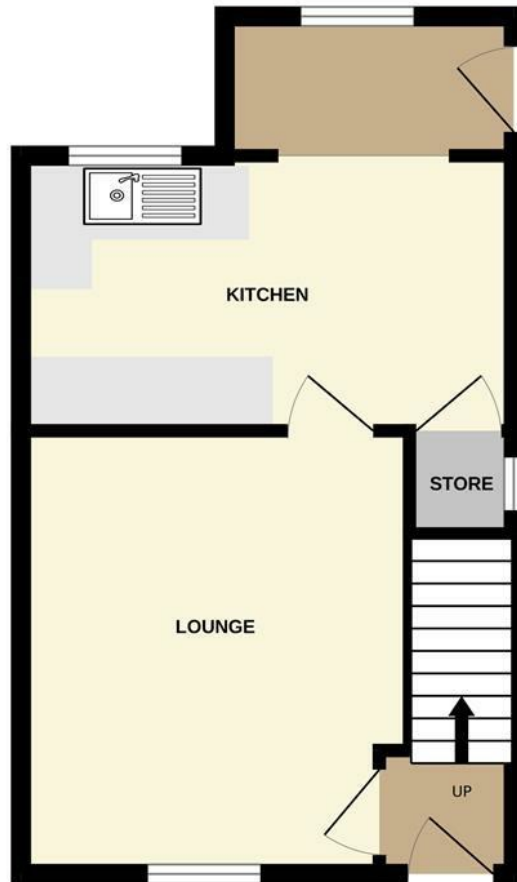
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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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