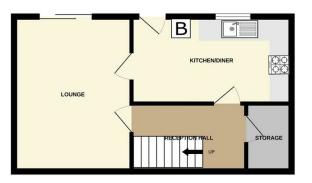
GROUND FLOOR 385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR 385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 770 sq.ft. (71.5 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.

Made with Metronic #CO25.

### **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.

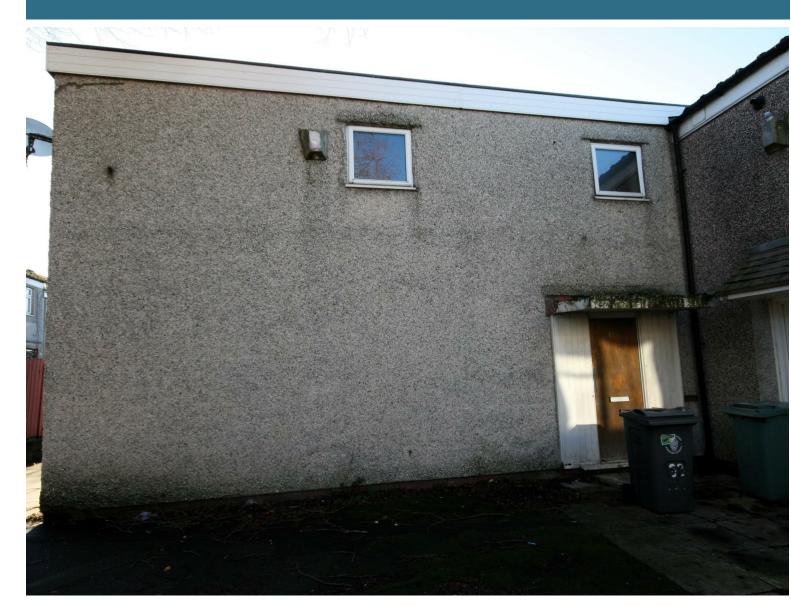
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



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



# 134 Elmridge, Skelmersdale, Lancashire WN8 6DB



Requiring updating but offering tremendous potential for an investor, this three bedroom end terraced house is offered with no onward chain delay.

The double glazed and gas centrally heated accommodation comprises: entrance hall, kitchen/diner, lounge with three bedrooms and family bathroom to the first floor. Enclosed garden to the rear.

Situated in a neighbourhood, residents will appreciate the local amenities and is well-connected to public transport, making it easy to explore the surrounding areas or commute to nearby towns.

£69,950

# 134 Elmridge, Skelmersdale, Lancashire WN8 6DB

#### **Entrance Hall**

Stairs to the first floor, tiled floor and walk in store housing the gas meter.



Kitchen / Diner 8'3 x 15'2 (2.51m x 4.62m)

Base and wall units with sink unit, gas hob, oven, wall mounted gas combination central heating boiler and tiled floor.



Lounge

14'8 x 11'2 (4.47m x 3.40m)
Laminate flooring and double glazed sliding patio doors.



FIRST FLOOR

# Landing

Two store cupboards.



Bedroom 1 14'8 x 8'10 (4.47m x 2.69m) Rear facing double bedroom with laminate flooring fitted.



## Bedroom 2 8'4 x 9'5 (2.54m x 2.87m)

Rear facing double bedroom with laminate flooring fitted.



Bedroom 3 6'6 x 7'11 plus door recess (1.98m x 2.41m plus door recess) Rear facing



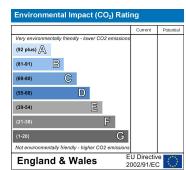
Panelled bath with electric shower over, low level W.C. and pedestal wash basin. Tiled walls and floor.



Outside

Enclosed garden to the rear.

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)			76
(55-68)		56	
(39-54)		00	
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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