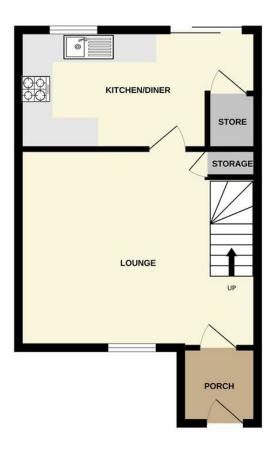
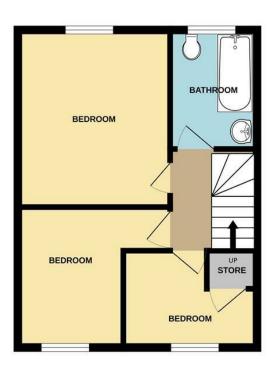
GROUND FLOOR 391 sq.ft. (36.3 sq.m.) approx. 1ST FLOOR 363 sq.ft. (33.7 sq.m.) approx.





TOTAL FLOOR AREA: 754 sq.ft. (70.0 sq.m.) approx. tempt has been made to ensure the accuracy of the floorplan contained here. measurement flows, rooms and any other items are approximate and no responsibility is taken for any error mile-statement. This plays is for their darea purposes only and about be treated as such by any rochaser. The service is to their correlability for efficiency can be own.

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.





150 Mercury Way, Skelmersdale, Lancashire WN8 6BF



INVESTORS ONLY- SOLD WITH SITTING TENANTS- This three bedroom mid terrace house currently has tenants paying £940 per month on a periodic tenancy.

The gas centrally and double glazed accommodation comprises: porch, lounge, dining kitchen with three bedrooms and bathroom to the first floor.

Benefit of off road parking for two vehicles and an enclosed garden to the rear.

Situated in a popular neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it perfect as an investment property.

£155,000

150 Mercury Way, Skelmersdale, Lancashire WN8 6BF

Entrance Hall Tiled floor.

Lounge

13'9 x 16'7 (4.19m x 5.05m) The lounge has a tiled floor, stairs to the first floor with store cupboard underneath.



Kitchen with Dining 8'3 x 16'7 (2.51m x 5.05m)

The kitchen has a range of base and wall units with worktops to accord and includes a single drainer sink unit, gas hob with hood over and oven beneath. The walls are part tiled and the floor is tiled. There is ample room for a dining table. Double glazed sliding patio doors lead out to the rear garden. Walk in store.



Dining Room Photo



FIRST FLOOR

Landing

Bedroom 1 12'3 x 10'6 (3.73m x 3.20m) A rear facing double bedroom

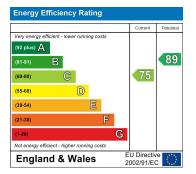
Bedroom 2 9'10 x 7'4 plus door recess (3.00m x 2.24m plus door recess) Front facing

Bedroom 3 6'8 x 9'3 (2.03m x 2.82m) Front facing with storage over the stairs.

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



Double parking space to the front of the property with access to the rear at the side. The enclosed garden to the rear is laid to lawn.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	U Directiv	

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