











**35 Thornwood, Skelmersdale, Lancashire WN8 8RB**

This spacious three bedroom semi detached must be viewed to appreciate the attractive accommodation. It has gas central heating and double glazed windows. It is located in Old Skelmersdale and is handy for popular schools. Comprises to the first floor spacious and bright entrance hall with laminate flooring, lounge open through to the superb kitchen/diner, conservatory, shower room, study area and utility with ample storage in the former garage. To the first floor there are three bedrooms all with fitted robes and a family bathroom. The front garden provides parking for two cars and the rear garden is flagged for ease of maintenance, Alarm fitted.

#### **DIRECTIONS**

From our Sandy Lane office proceed to the roundabout taking the third exit onto Neverstitch Road. Continue through the next roundabout and at the following roundabout take the third exit into School Lane, following the road round and take the fourth turning on the left into Mill Lane and immediately left into Berry Street. Thornwood is the first road on the right and the subject property is on the left hand side.

#### **Entrance Hall**

This entrance hall is spacious and bright with double glazed UPVC front door, side panels and full length double glazed window to the side elevation. Laminate flooring, stairs to first floor with useful under stairs store cupboard, radiator with ornate cover.

#### **Lounge**

**13'9 x 11'5 (4.19m x 3.48m)**

Has laminate flooring, inset spot lights, double glazed window, radiator with ornate cover and is open through to the superb kitchen / diner.

#### **Kitchen / Diner**

**7'11 x 19'8 (2.41m x 5.99m)**

Having a superb range of high gloss base and wall units with timber

worktops which includes inset sink with mixer tap, electric hob, double oven with canopy hood over with Perspex splash back. Integrated fridge, integrated dishwasher, laminate flooring, vertical panel radiator fitted and inset spot lights to the ceiling, double glazed sliding patio doors leading through to the conservatory.

#### **Conservatory**

**9'6 x 8'3 (2.90m x 2.51m)**

Double glazed conservatory on a brick base with tiled floor and radiator fitted.

#### **Study Area**

**6'2 x 4'7 (1.88m x 1.40m)**

Access to the utility and the shower room.

#### **Shower Room**

Tiled shower compartment with electric shower, low level WC, wall mounted wash hand basin, tiled walls and floor, double glazed window to the rear elevation and stainless steel ladder style radiator.

#### **Utility**

**7'10 x 5'4 (2.39m x 1.63m)**

Plumbing for washing machine, space for tumble dryer and gas central heating boiler, utility gives access to the former garage which is used for storage.

#### **FIRST FLOOR**

#### **Landing**

**Bedroom 1**  
11'5 x 9'4 plus door recess (3.48m x 2.84m plus door recess)  
Fitted robes, double glazed window and radiator with ornate cover, inset spot lights to ceiling.

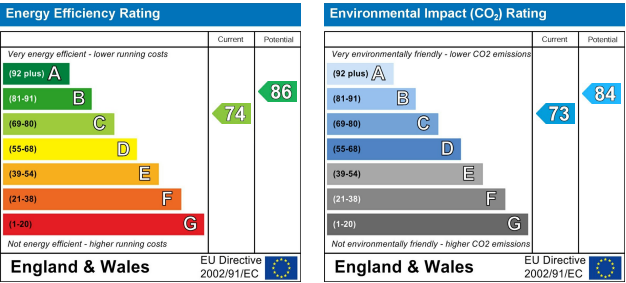
**Bedroom 2**  
10'8 x 8'3 plus robes (3.25m x 2.51m plus robes)  
Wall length range of fitted robes, radiator, double glazed window to rear elevation.

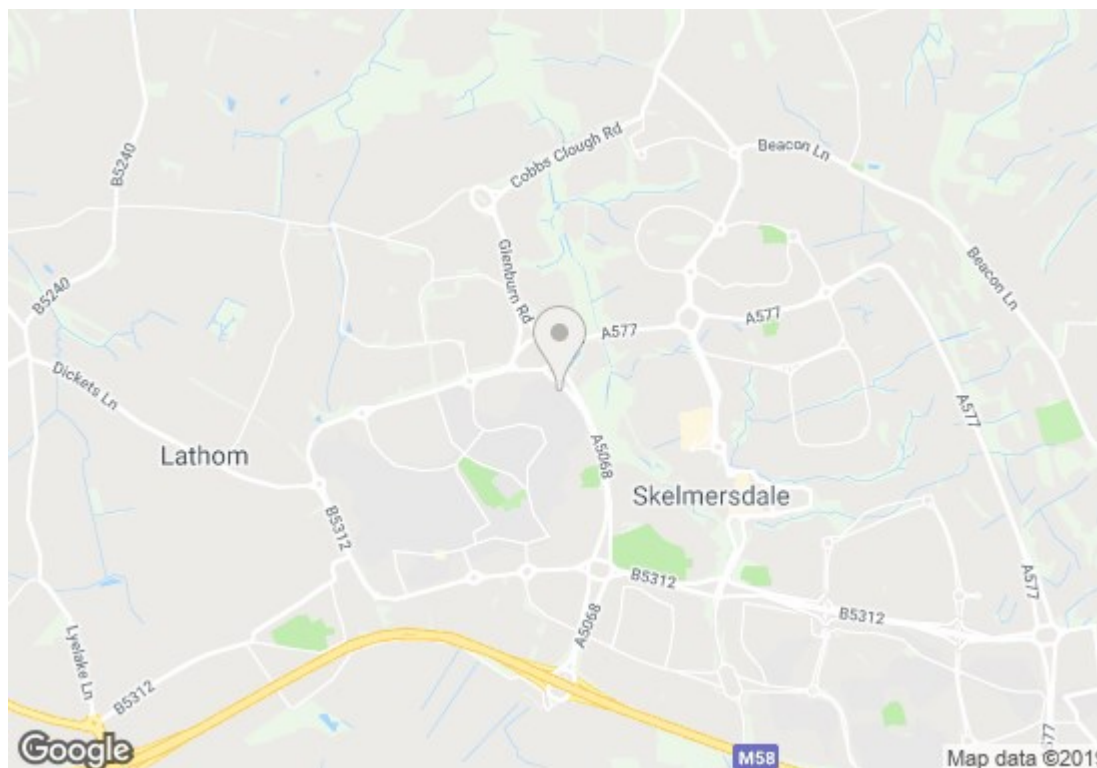
**Bedroom 3**  
6'11 x 8'3 (2.11m x 2.51m)  
Fitted robes, double glazed window to front elevation, radiator.

**Bathroom**  
White suite comprising panelled bath with shower attachment, low level WC, wall mounted wash hand basin with towel rail underneath with water fall mixer tap, tiled walls, double glazed window and stainless steel ladder style radiator.

**Outside**  
Front garden is paved which provides parking for two cars, has lawn area with flower borders. Rear garden is paved for ease of maintenance, has decked patio and a small lawn area, enclosed by timber panelled fencing and has benefit of not being over looked to the rear.

**Tenure**  
Understood to be Freehold





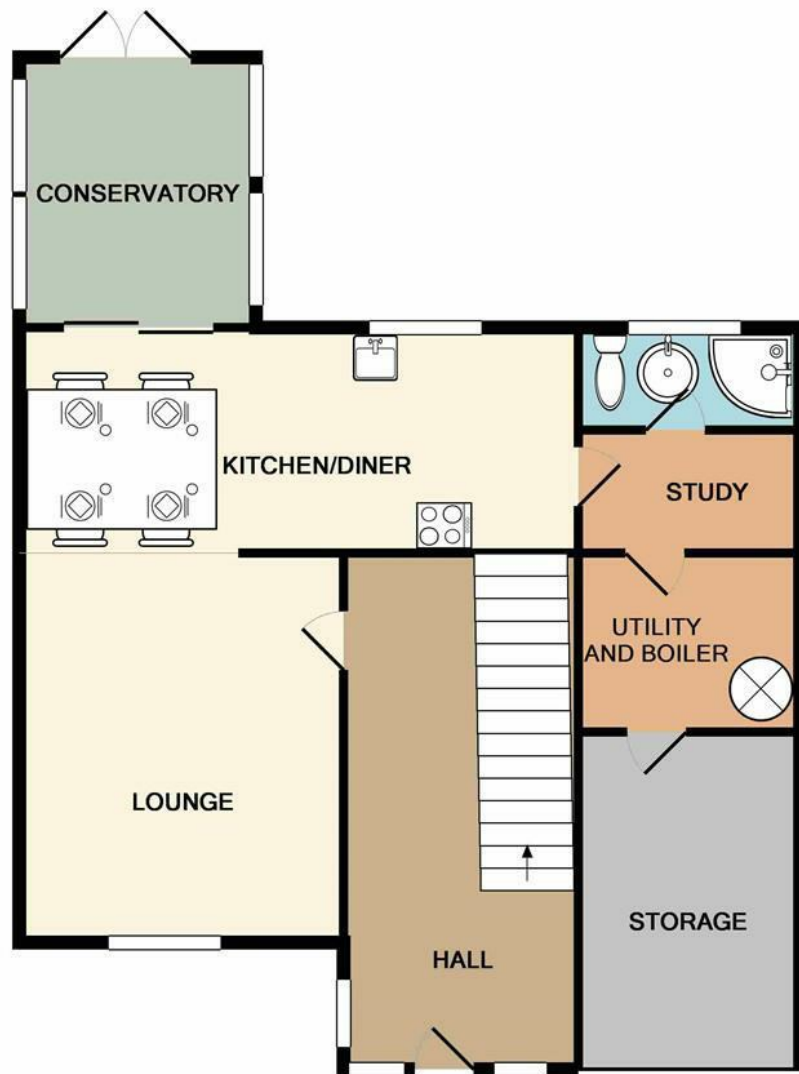
### Important Information

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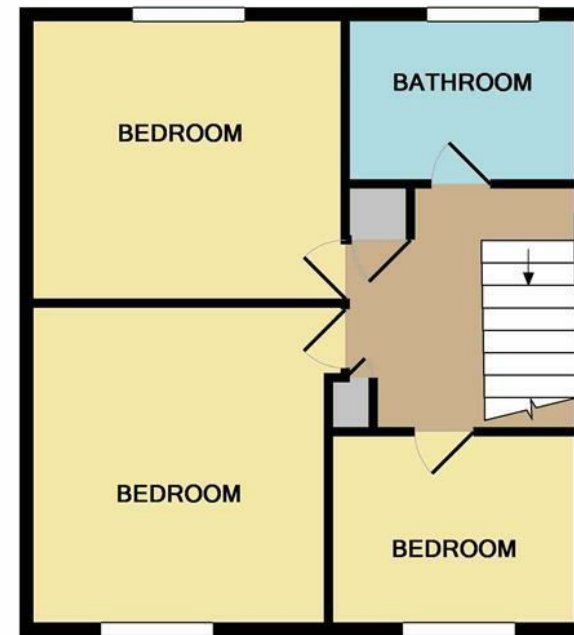
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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