



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



5, Foxfold, Skelmersdale, WN8 6UE
Offers in the Region Of £140,000

- Extended bungalow
- Two bedrooms
- UPVC double glazing
- Gas central heating
- AGA log burner
- No chain



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This two bedroom semi detached bungalow has the benefit of a rear extension which has allowed the lounge to be made larger. The property benefits from UPVC double glazing and gas central heating. There is also an AGA log burner in the lounge. There is a driveway and garden area to the front and an enclosed garden to the rear.

Accommodation

Entrance Hall

Kitchen 11' 3" x 7' 3" (3.43m x 2.21m)

Fitted with wall and base units..

Lounge 16' 4" x 11' 11" (4.99m x 3.63m)

With log burner.

Dining area 9' 0" x 6' 10" (2.75m x 2.09m)

Bedroom One 15' 11" x 8' 1" (4.86m x 2.46m)

Bedroom Two 10' 4" x 8' 8" (3.14m x 2.63m)

Shower Room 6' 1" x 6' 1" (1.86m x 1.86m)

Fitted with white suite, shower cubicle and electric shower.

Externally

Gardens to the front and rear.

Services

All mains services are available and connected. Gas central heating is provided by a conventional Gloworm boiler located in the kitchen. Services and service installations have not been inspected or tested.

Tenure

The property is Freehold.

Council Tax Band

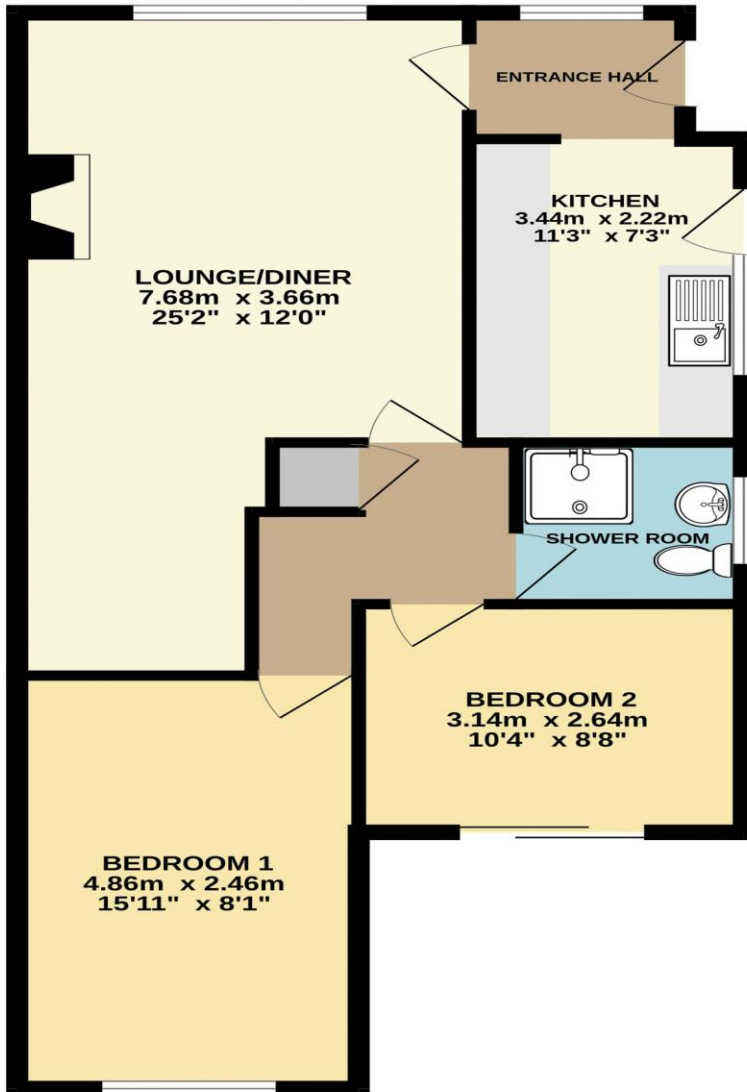
The property is listed in Band B.

Disclaimer

These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



GROUND FLOOR



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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Energy performance certificate (EPC)

5 Foxfold
SKELMERSDALE
WN8 6UE

Energy rating

D

Valid until: **23 January 2034**

Certificate number: **4334-0129-3300-0434-4222**

Property type	Semi-detached bungalow
Total floor area	65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		