

99, Ennerdale, Skelmersdale, WN8 6AQ





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Excellent three bed en-terrace family home located close to schools and amenities.



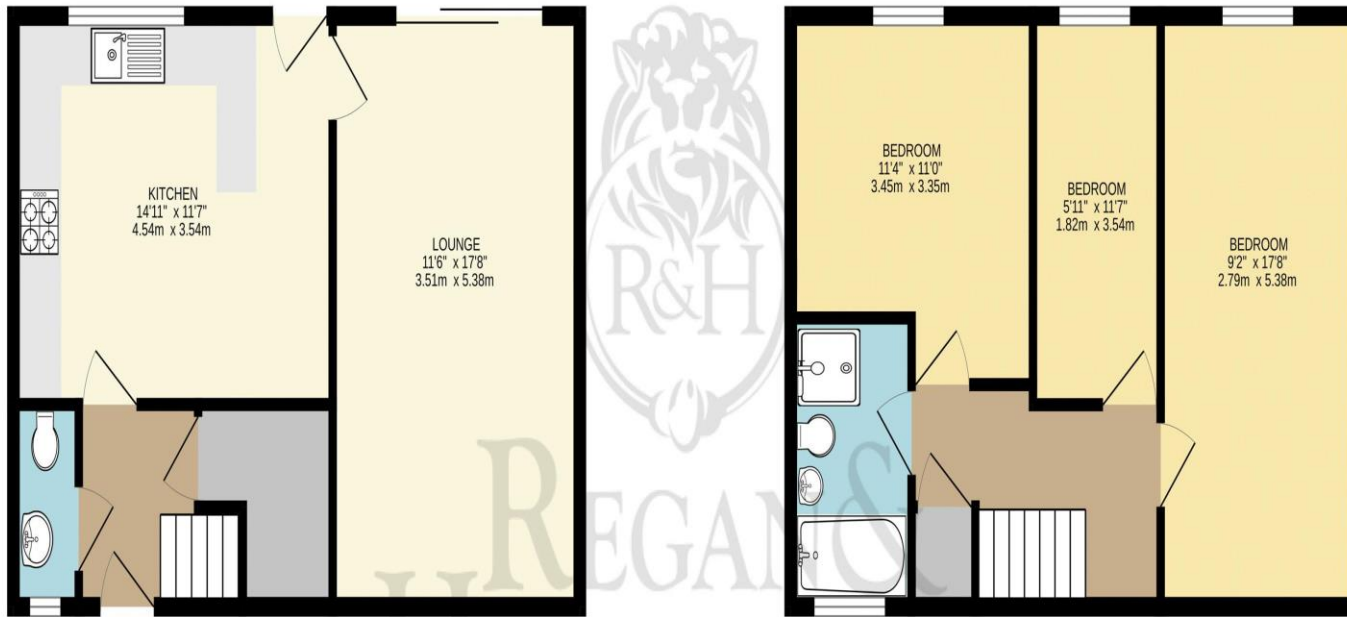
- Excellent end-terrace family home
- Modern fitted kitchen
- Family bathroom / cloak room wc
- Close to schools and amenities
- Great size reception rooms
- Three good sized double bedrooms
- Private enclosed rear gardens
- 932 SQ. FT.

Now available for sale and offered with NO ONWARD chain is this impressive, three bed end-terrace home located in a popular area of Skelmersdale. Ennerdale has been finished to a good standard throughout and would make an ideal home for the first-time buyer, growing family or even an excellent INVESTMENT opportunity achieving an approximate annual return of 6%. The property is located close to a range of local amenities, public transport links, schools for all ages and is just a short drive to several major motorway networks. Internally the accommodation briefly comprises of entrance hallway, cloak room wc, under stair store cupboard, large open plan lounge / dining room with doors to the rear and then a modern fitted kitchen boasting a range of wall, base and drawer units with door leading out onto the rear gardens. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom, two further good-sized double bedrooms and a modern fitted family bathroom comprising of wc, sink unit and bath and shower. Externally the property has a good sized, enclosed and private rear garden. Internal inspection is highly recommended to appreciate the deceptive size, great finish and superb location.









**REGAN & HALLWORTH**  
The Professional Estate Agents

TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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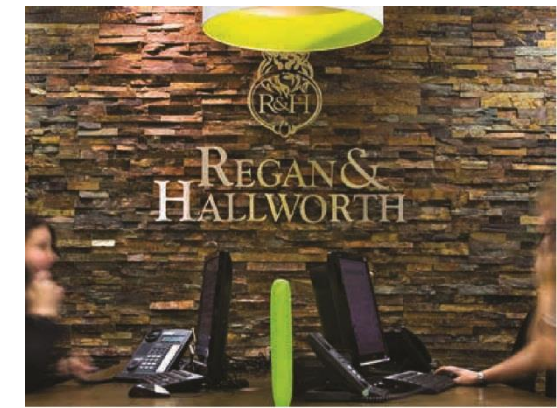
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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