

FOR SALE

92, Mercury Way, Skelmersdale, WN8 6BF



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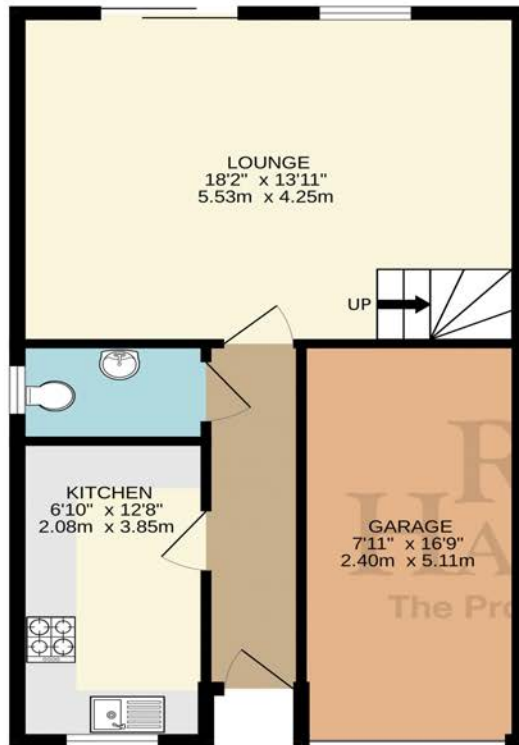
- Modern detached house
- Freehold & no chain
- Full double glazing
- Driveway & integral garage
- Three spacious bedrooms
- GCH - recently updated boiler
- Rear garden not overlooked
- 1065 SQ.FT.

Available with the benefit of no chain delay we are delighted to offer for sale this spacious three bedroom detached family home that occupies a lovely position within a popular development of varying styles of modern detached properties. The convenient location is just a couple of minutes drive away from excellent transport links including the M58 motorway, ensuring the commuter can enjoy ease of access to a host of major commercial centres, such as Manchester, Preston, Wigan and Liverpool, whilst the bustling market town of Ormskirk is only a short trip up the road, and boasts an abundance of local shops and amenities. This impressive property affords a floor plan covering 1065 square feet, displaying tasteful decor and a practical flow of living spaces that are just perfect for the family lifestyle.

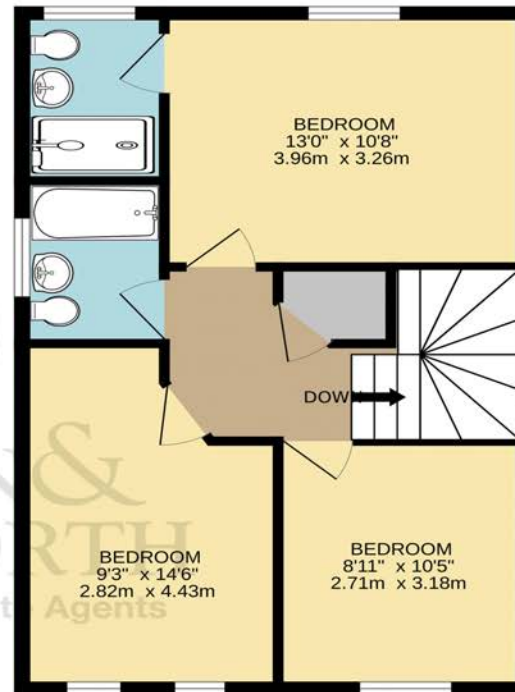
Accommodation highlights include entrance hallway, cloaks/wc, lounge with attractive feature fireplace and patio doors leading out into the rear gardens, integral garage, stylish fitted kitchen with a range of wall and base units, ample workspace, integrated appliances and complimentary tiling to the walls. On the first floor there are three bedrooms, the master bedroom has a three piece ensuite shower room in white and the three piece family bathroom is also finished in white with complimentary tiling to the walls and floor. Outside there are well kept lawned gardens to the front and rear with the rear having the benefit of not being overlooked. Other benefits include gas central heating and double glazing



GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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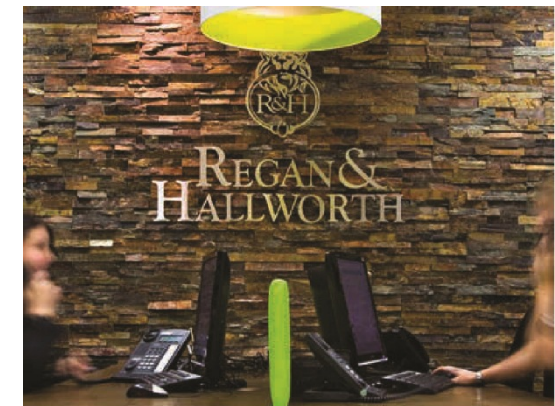
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LR Finance

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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