



addisons

estate and letting agents



Mercury Way,
Skelmersdale, Lancashire WN8 6BF

£200,000

****NO UPWARD CHAIN****

This modern detached family home is offered For Sale with no onward chain and offers spacious accommodation briefly comprising of an entrance hall, kitchen, ground floor WC, generous lounge with access onto the rear garden, three good sized first floor bedrooms with the main bedroom having an en suite shower room, and a family bathroom. The property has gas central heating and UPVC double glazing and externally, there is a garden at the front and a driveway leading to a single integral garage and there is an enclosed rear garden which is not directly overlooked.

The house is situated on a well established residential development which is close to the motorway networks of the North West and there is a great range of amenities in nearby Skelmersdale. Please call us to book your viewing.

EPC Grade C. Freehold. Council Tax Band

Entrance Hall

Door to front aspect. Central heating radiator.

Kitchen

Fitted wall and base units comprising cupboards, drawers and work surfaces and incorporating a 1.5 bowl, single drainer stainless steel sink unit with mixer tap. Built in electric oven and grill and four ring gas hob and integrated extractor over. Central heating radiator. Laminate flooring. Part tiled elevations. Cupboard housing central heating boiler.

WC

UPVC double glazed window to side aspect. Fitted with a two piece suite comprising low flush WC and pedestal wash hand basin. Central heating radiator.

Lounge

UPVC double glazed window to rear aspect and double glazed patio doors to rear garden. Stairs to first floor. Two central heating radiators.

First Floor Landing

Loft access.

Bedroom One

UPVC double glazed window to rear aspect. Central heating radiator.

Bedroom 2

UPVC double glazed window to front aspect. Central heating radiator.

Bedroom 3

UPVC double glazed window to front aspect. Central heating radiator.

En Suite

Fitted with a shower enclosure, pedestal wash hand basin and low flush WC. UPVC double glazed window to rear aspect. Central heating radiator.



Bathroom

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low flush WC. UPVC double glazed window to side aspect. Central heating radiator.

Outside

There is a lawned front garden and a driveway leading to the garage. At the rear is a good size enclosed lawned garden which is not directly overlooked.

Tenure

Freehold


Disclaimer

Please note that no services or appliances in this property have been tested and we are unable to verify that they are in working order.

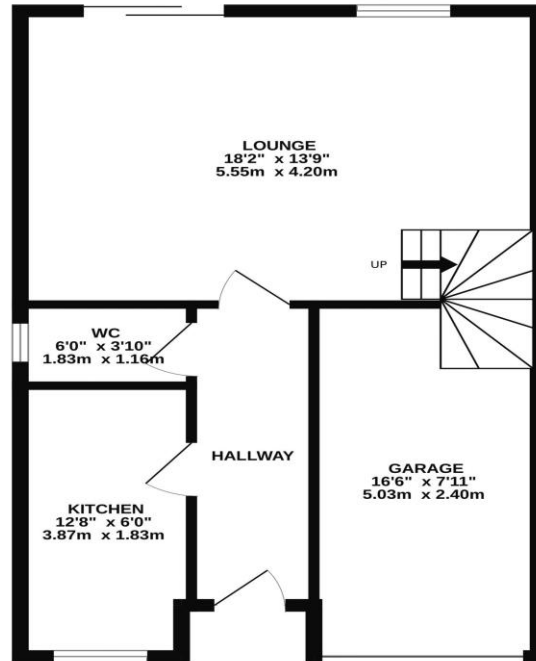




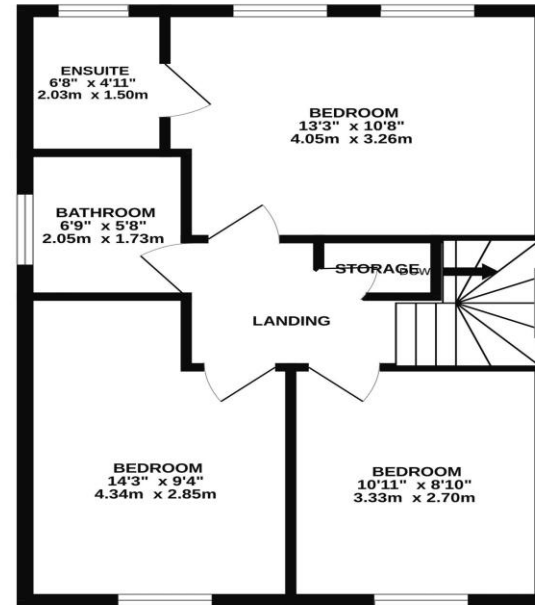
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div>92-100 A</div> <div>81-91 B</div> <div>69-80 C</div> <div>55-68 D</div> <div>39-54 E</div> <div>21-38 F</div> <div>1-20 G</div> <i>Not energy efficient - higher running costs</i>	<div>71</div>	<div>83</div>
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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.
Made with Metropix ©2025