



# addisons



## 207 Lindens

Skelmersdale WN8 6TW

£175,000

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## Four Bedroom Terraced Home

## Driveway Front and Garden to the Rear

## Popular Location

Situated in a popular leafy area of Skelmersdale, this attractive mid terraced home has spacious accommodation suitable for any family. The property is conveniently located within easy reach of the great range of amenities in Ashurst and the town centre, and the motorway network is just a few minutes drive away making this a great choice for anyone needing to commute. Its accommodation comprises briefly of a spacious entrance hall, lounge, ground floor WC, generous family dining kitchen, four bedrooms and bathroom. The property has gas central heating and UPVC double glazing and externally there is a block paved driveway at the front providing off road parking and there is a lovely garden to the rear with separate patio and lawned areas. The property can be offered For Sale with No Chain involved and viewings are highly recommended so please call us now to get your appointment booked. EPC Grade C. Council Tax Band A. Freehold.

### Entrance Hall

Door giving access to the front of the property. Laminate flooring. Central heating radiator. Stairs to first floor with under stairs storage cupboard. Built in storage cupboard with access to meters.

### Ground Floor WC

Fitted with a low flush WC and wash hand basin. Laminate flooring. UPVC double glazed window to front aspect.

### Lounge

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

### Dining Kitchen

Fitted with a range of 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. Plumbed for automatic dishwasher. Plumbed for automatic washing machine. Breakfast bar. Built in double electric oven and grill and four ring gas hob with extractor over. Laminate flooring. Two UPVC double glazed windows to rear aspect and UPVC double glazed french doors to rear aspect. Cupboard housing central heating boiler. Laminate flooring. Central heating radiator.

### First Floor Landing

Loft access with pull down ladders.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bedroom Four

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

### Bathroom

## Gas Central Heating and UPVC Double Glazing

## Lovely Dining Kitchen

## Viewing Recommended

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low flush WC. Laminate flooring. Part tiled elevations. UPVC double glazed window to front aspect. Central heating radiator.

### Outside

There is a block paved driveway at the front and a small timber storage shed. At the rear is an Indian Stone flagged patio and a fenced raised lawn area. There is an outside tap, an outhouse for storage and a gate giving access beyond.

### Tenure

Freehold

### Disclaimer

The property was structurally altered prior to our clients purchase and an indemnity was provided. Buyers should make their own enquiries.

### Energy Efficiency Rating

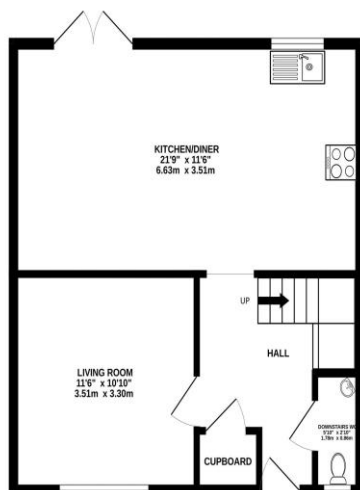
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	77	82
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



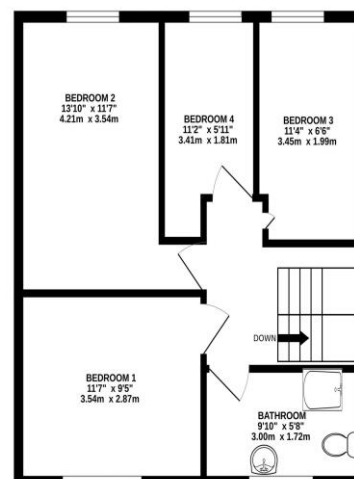




GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 984 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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