



BRIGHOUSE  
WOLFF

3 White Moss Road, Skelmersdale, Lancashire WN8 8BL  
£116,000







Located in Old Skelmersdale this charming three bedroom terraced cottage requiring updating but retaining some original features it offers tremendous potential and would suite a FTB or an investor alike.

Comprising , to the ground floor : entrance hall, lounge, dining room , shower room and kitchen. there are three bedrooms to the first floor. Gas central heated and part double glazed. Mature cottage gardens to the front and the rear with outbuildings.

Situated in a popular neighbourhood, this home benefits from local amenities and transport links, making it easy to access the wider area. The charm of the 1930s architecture is evident throughout, offering a unique character that is often sought after in today's market.

We understand the vendor is in the process of applying for Grant of Probate and once that is available there is no on ward chain delay.

### Entrance Hall

Stairs to the first floor.

### Lounge

11'9 x 11'8 (3.58m x 3.56m)

The lounge has the original picture rail and has a gas fire fitted.

### Dining Room

7'`0 x 9'7 (2.13m`0.00m x 2.92m)

Useful under stairs store cupboard.

### Shower Room

Suit comprising walk in double shower with screen and electric shower fitted, low level W.C. and pedestal wash basin.

### Kitchen

4'5 x 15'2 into store (1.35m x 4.62m into store)

The kitchen has base and wall units with sink Useful store.

## FIRST FLOOR

### Landing

### Bedroom 1

10'9 x 11'10 (3.28m x 3.61m)

Front facing double bedroom

### Bedroom 2

9'1 narrowing to 5'9 x 14'10 narrowing to 8'9 (2.77m narrowing to 1.75m x 4.52m narrowing to 2.67)

Rear facing

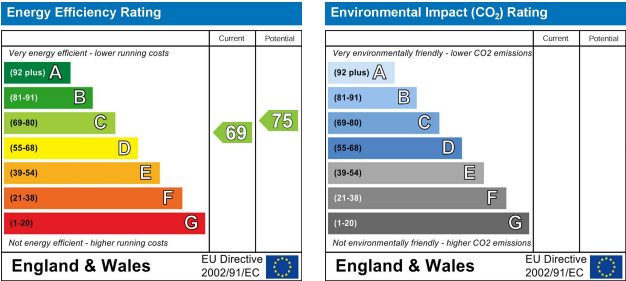
### Bedroom 3

x 6'7 max ( x 2.01m max)

Front facing

### Gradens

Mature gardens to the front and the rear. Access to the rear garden is shared with No 5. The rear cottage garden, is mature and has workshop and shed.





### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

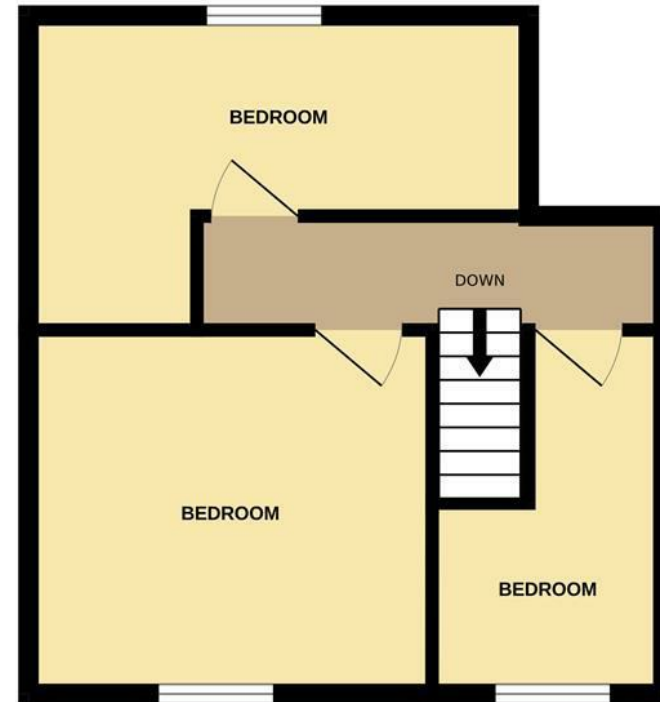
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

GROUND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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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