



BRIGHOUSE
WOLFF

34 Field Street, Skelmersdale, WN8 8HZ
£120,000



Located in Old Skelmersdale the three bedroom terraced property has the perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room and modern kitchen provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The house features a practical bathroom, ensuring convenience for daily routines.

Located in a popular location with nearby amenities, including shops, schools, and parks, making it an excellent choice for a first time buyer or investor alike.

Field Street is a pedestrianised road with communal parking on the council car park off School Lane.

Hallway

The hallway is open through to the lounge, having laminate flooring fitted and cloaks cupboard.

Lounge

13'2 x 12'5 (4.01m x 3.78m)

Laminate flooring fitted, decorative fire surround and hearth fitted.

Breakfast Kitchen

10'6 x 12'5 (3.20m x 3.78m)

The superb kitchen has an extensive range of High Gloss base and wall units and includes a five burner gas hob, double oven and a single drainer sink unit with a mixer tap. Tiled flooring and ladder style radiator fitted.

Utility Area

The rear hallway acts as a utility area with plumbing for a washing machine and tiled flooring.

Bathroom

Modern suite comprising panelled bath with shower attachment, wash basin with vanity cupboard and low level W.C. The walls are part tiled and part Upvc panels . Upvc panels to ceiling and tiled floor.

FIRST FLOOR

Landing

Access to the roof void.

Bedroom 1

13'3 x 9'4 (4.04m x 2.84m)

A front facing double bedroom with laminate flooring fitted.

Bedroom 2

10'8 x 9'4 (3.25m x 2.84m)

Rear facing with laminate flooring fitted. Store housing the gas combination central heating boiler.

Bedroom 3

10'1 x 7'9 (3.07m x 2.36m)

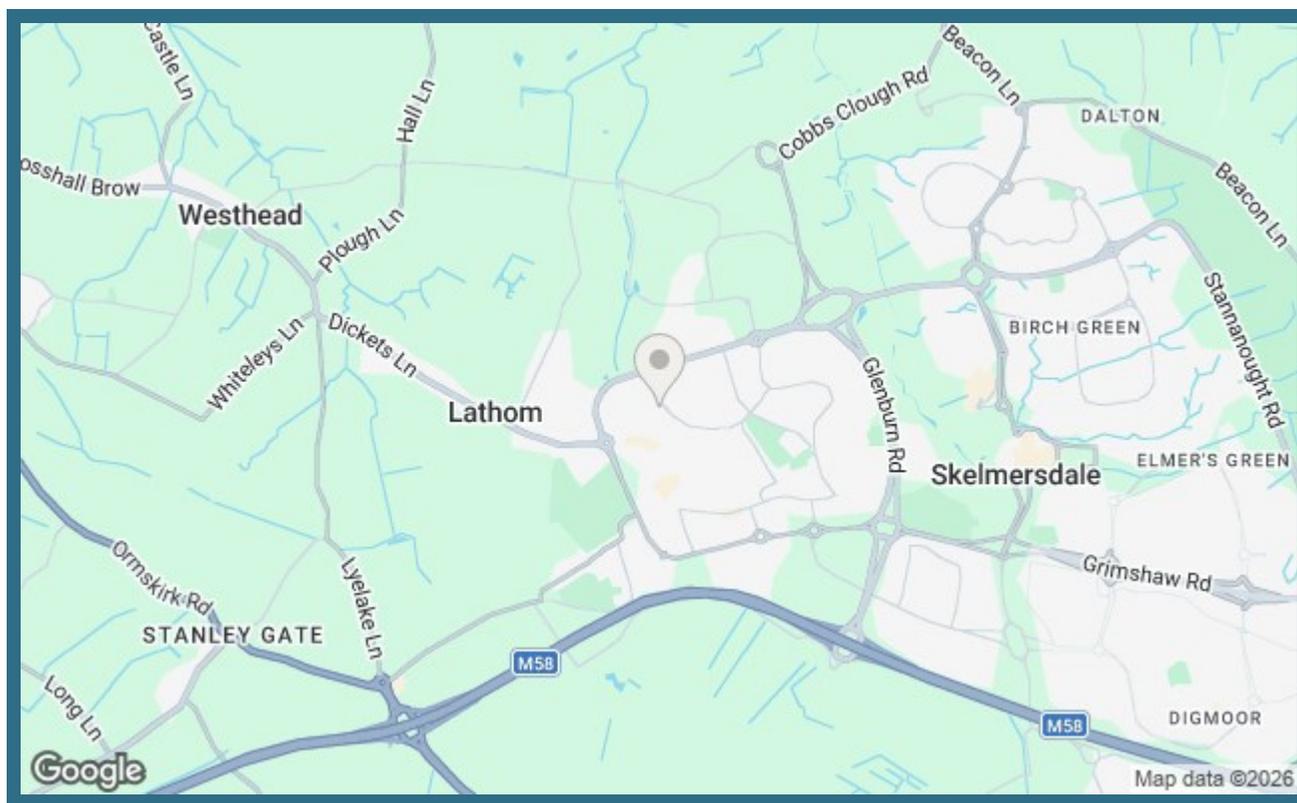
Front facing with laminate flooring fitted.

Outside

Enclose flagged yard to the rear.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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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