



**INVESTORS ONLY- SOLD WITH SITTING TENANTS-** This three bedroom end terrace house currently has tenants paying £850 per month.

The gas centrally and double glazed accommodation which does require some updating comprises : porch, W.C., lounge, dining kitchen with three bedrooms and bathroom to the first floor.

Benefit of off road parking for two vehicles and an enclosed garden to the rear.

Situated in a popular neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it perfect as an investment property.



**£153,000**

**152 Mercury Way, Skelmersdale, Lancashire WN8 6BF**

### **Porch**

Laminate flooring fitted.

### **W.C.**

Low level W.C. and wash basin . Laminate flooring fitted.

### **Lounge**

12'6 x 14'11 (3.81m x 4.55m)

The lounge has laminate flooring fitted. Stairs to the first floor and useful under stairs store cupboard.

### **Dining Kitchen**

9'3 x 14'11 (2.82m x 4.55m)

With a range of base and wall units with worktops to accord and including a gas hob, oven, cooker hood, plumbing for a washing machine and a one and one half sink. There is ample space for a dining table . Double glazed sliding patio doors lead out to the garden.

### **Bedroom 2**

10'5 x 8'3 plus door recess (3.18m x 2.51m plus door recess)

A rear facing double bedroom

### **Bedroom 3**

6'8 x 6'11 (2.03m x 2.11m)

Rear facing

### **Bathroom**

Suite comprising panelled bath with shower over, low level W.C. and pedestal wash basin.

### **Gardens**

There is off road parking for two vehicles to the front with pedestrian access to the rear garden which has a flagged patio and lawn area.

## **FIRST FLOOR**

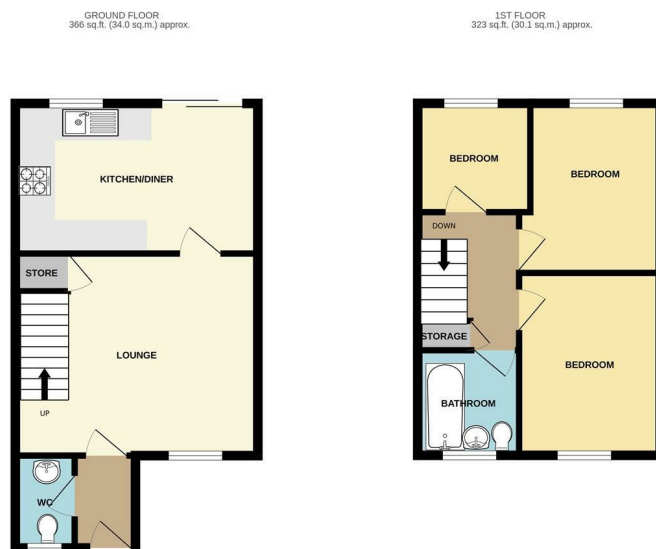
### **Landing**

Store cupboard

### **Bedroom 1**

12'1 x 8'5 (3.68m x 2.57m)

A front facing double bedroom



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items not appropriate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration 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 operation or efficiency can be given. Made with Metreplan 2.0025

## **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.



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