



BRIGHOUSE
WOLFF

4a Clayton Mews, Skelmersdale, Lancashire WN8 8JX
£149,950



Nestled in the heart of Old Skelmersdale, this charming terraced house on Clayton Street offers a delightful blend of comfort and convenience. The property boasts a well-designed layout that maximises space and functionality. and is offered with on onward chain delay.

The gas centrally heated and double glazed accommodation comprises : enclosed porch, a spacious reception room, perfect for relaxing or entertaining guests. and through to the kitchen. On the first floor the two bedrooms, with fitted furniture provide ample space for rest and relaxation, making it an ideal home for small families or couples. The shower room is thoughtfully appointed, ensuring all your needs are met.

The location is particularly advantageous, with local amenities, schools, and parks within easy reach, making it a practical choice for those seeking a vibrant community atmosphere. It has good transport links with the motorway net work and local buses to Wigan Southport and Ormskirk.

This property presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. With its appealing features and prime location, this terraced house is sure to attract interest. Do not miss the chance to make this lovely home your own.

Entrance Hall

Laminate flooring fitted and meter cupboard.

Lounge with Dining Area

19'2 x 12' (5.84m x 3.66m)

The spacious lounge has ample room for a dining table has laminate flooring fitted and useful under stairs store cupboard.

Kitchen/Diner

7'9 x 12' (2.36m x 3.66m)

The kitchen has a range of base and wall units with worktops to accord and including a one and one half single drainer sink unit with as mixer tap, gas hob , oven and plumbing for a washing machine. Part tiled walls and space for a breakfast table.

FIRST FLOOR

Landing

Bedroom 1

10'8 x 12' (3.25m x 3.66m)

A double bedroom which is rear facing and has a range of fitted furniture

Bedroom 2

8'10 x 12' (2.69m x 3.66m)

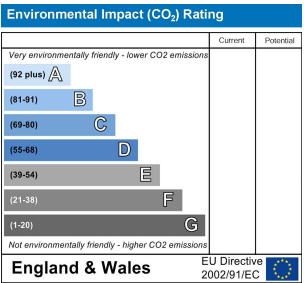
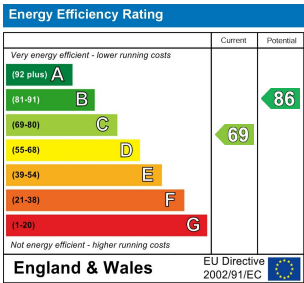
Front facing double bedroom with fitted robes

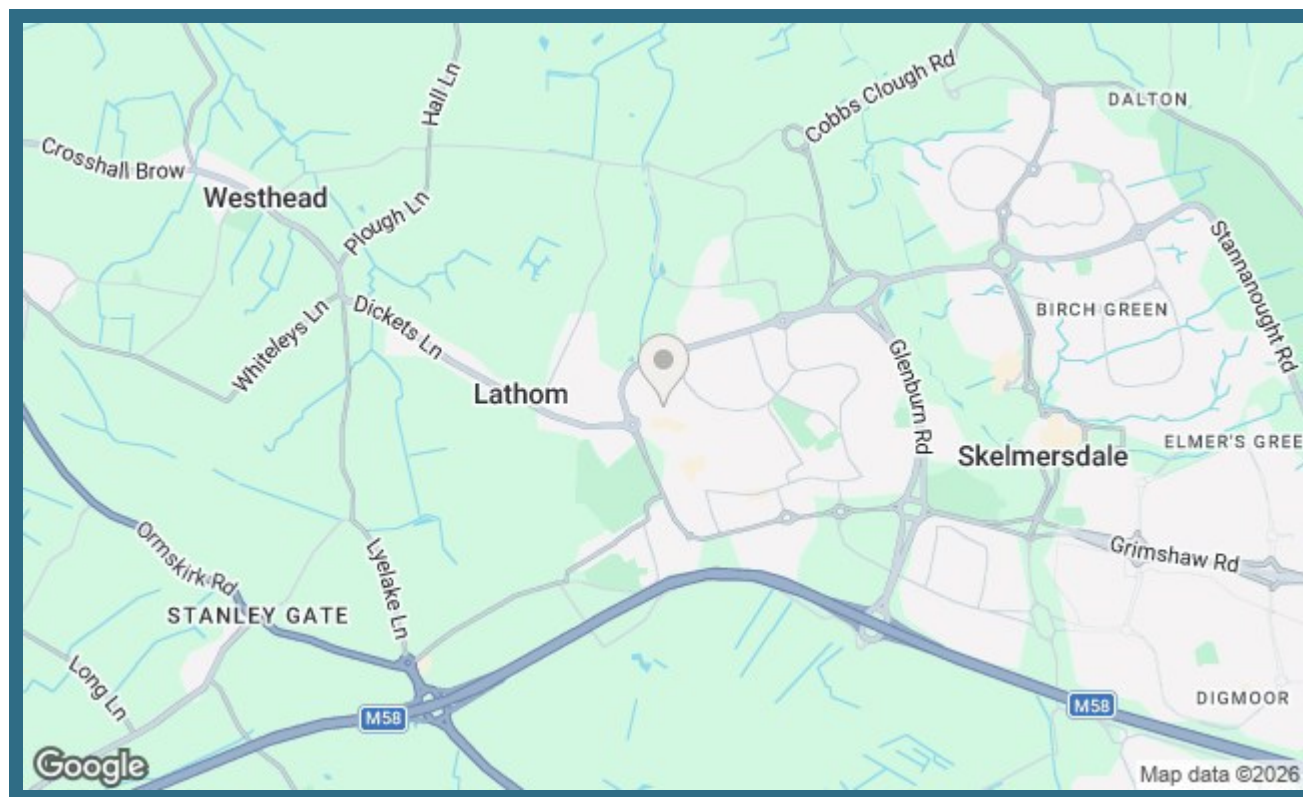
Shower Room

A modern suite comprising double shower compartment with screen and electric shower fitted. Low level W.C. and wash basin in a vanity unit. The walls are tiled

Gardens

Open plan garden to the front with a enclosed paved garden to the rear with timber shed. Pedestrian access to the rear leading to the communal car park.





Important Information

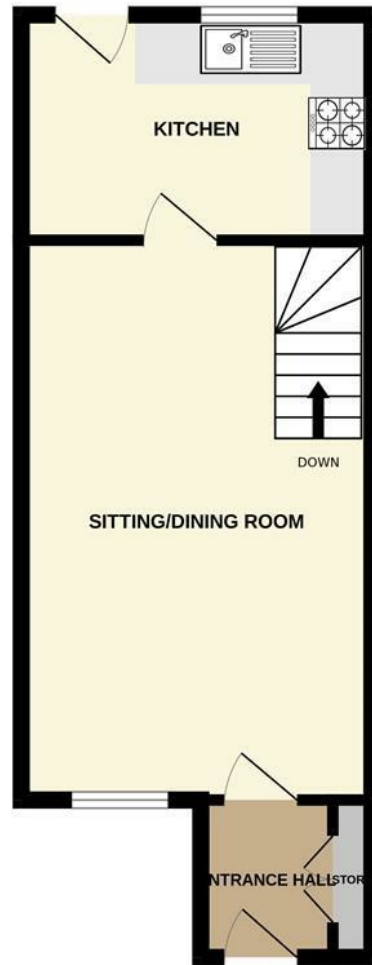
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

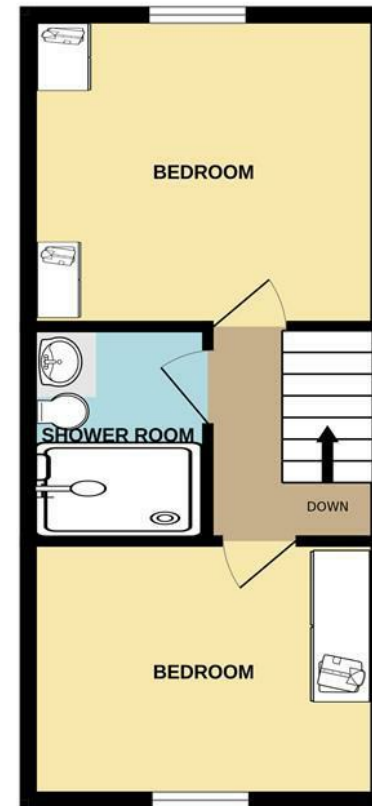
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (62.9 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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