BRIGHOUSE
WOLFF

113 Fawcett, Skelmersdale, WN8 6RW

Reduced To £85,000

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Requiring some updating but offering tremendous potential this three bedroom end terraced house is located within easy access of ASDA and the Concourse Shopping Centre, where there are bus links to Wigan and Southport.

The double glazed accommodation has gas central heating and comprises : spacious entrance hall with store, dining kitchen, conservatory, lounge and three bedrooms, shower room and separate W.C. to the first floor.

Fawcett is close to a range of local amenities . With good transport links, residents can enjoy the benefits of both Skelmersdale and the surrounding areas.

Entrance Hall
Stairs to the first floor and useful store cupboard.

Lounge
14'8 x 10'4 (4.47m x 3.15m)
Useful walk in under stairs store cupboard.

Dining Kitchen
11'6 x 12'8 (3.51m x 3.86m)
The kitchen has ample space for a dining table and is fitted with a range of base and wall units with worktops, including a single drainer sink unit and electric cooker point. The walls are part tiled.

Conservatory
7'1 x 10' (2.16m x 3.05m)
A double glazed conservatory, built on a brick base.

FIRST FLOOR

Landing
Store cupboard and access to the roof void.

Bedroom 1
11'7 x 10'9 (3.53m x 3.28m)
Rear facing bedroom with a range of fitted robes.

Bedroom 2
11'5 x 5'9 (3.48m x 1.75m)
Rear facing

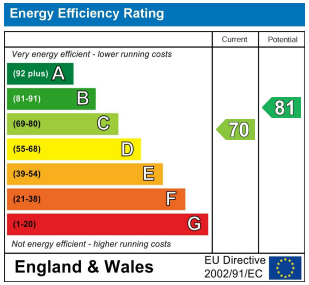
Bedroom 3
11'5 x 6'6 (3.48m x 1.98m)
Rear facing

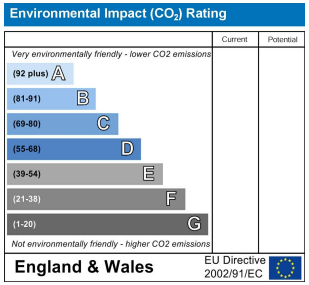
Shower Room
Tiled shower compartment and wash basin

Separate W.C.
Low level W.C.

Outside
Store to the front of the property and an enclosed paved garden to the rear with shed and gate giving pedestrian access to the rear.

Construction
Timber frame construction with modular brick cladding on the ground floor and with PVCu cladding on the first floor which has replaced the original timber cladding.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
81
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
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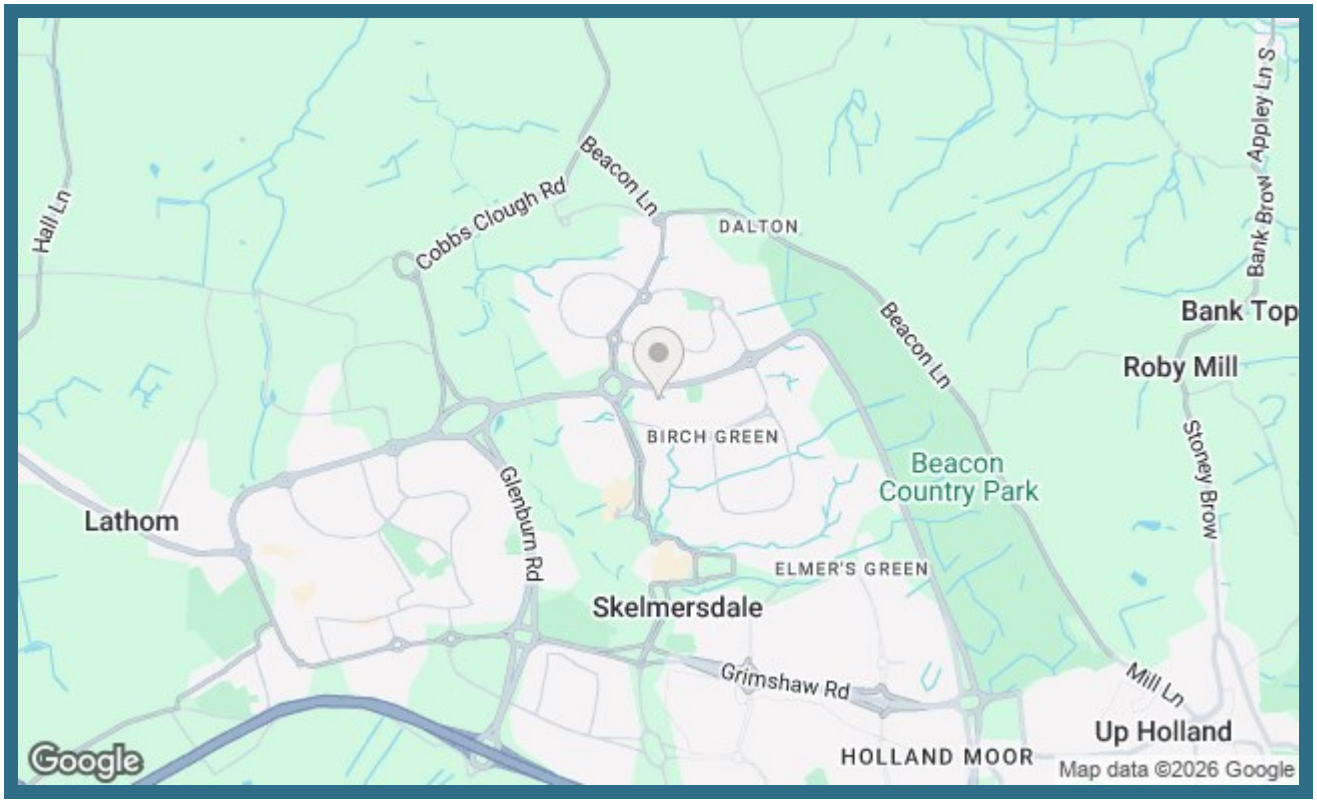

Important Information

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.

BRIGHOUSE WOLFF

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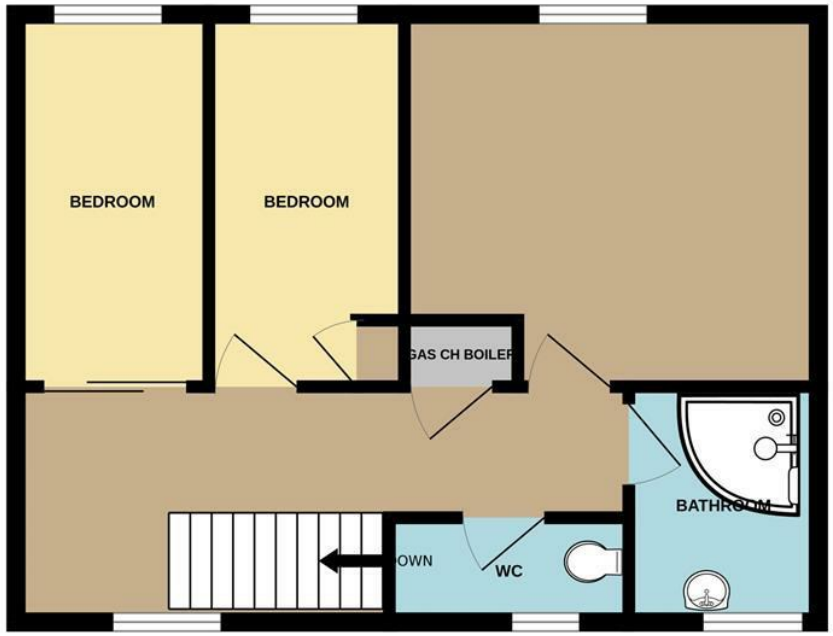
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.2 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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