



BRIGHOUSE  
WOLFF

104 Liverpool Road, Skelmersdale, Lancashire WN8 8BX  
Offers Over £135,000



Nestled on Liverpool Road in Old Skelmersdale, this terraced house has tremendous potential to update with three well-proportioned bedrooms, bedroom three access via bedroom two.

This property is ideal for families or those seeking extra space. There are two spacious reception rooms and bathroom with separate W.C.

The property's age adds a unique charm, with period features that can be appreciated throughout. Located in a popular neighbourhood, residents will benefit from local amenities, schools and parks.

Open views to the rear over playing field. Double glazed windows and electric storage heating.

This terraced house also presents an excellent opportunity for those looking to invest in a property. Whether you are a first-time buyer or seeking a family home, this residence on Liverpool Road is sure to impress.

#### Enclosed Porch

Recently fitted composite front door.

#### Lounge

10'11 x 12'2 (3.33m x 3.71m)

#### Dining Room

14'8 x 12'2 (4.47m x 3.71m)

Stairs to the first floor with useful under stairs store cupboard.

#### Kitchen

9'6 x 7'10 (2.90m x 2.39m)

The kitchen has base and wall units with worktops and includes a single drainer sink unit, plumbing for a washing machine and electric cooker point.

#### Bathroom

Panelled bath and pedestal wash basin. Tiled walls.

#### W.C.

Low level W.C.

### FIRST FLOOR

#### Landing

#### Bedroom 1

12' x 12'3 (3.66m x 3.73m)

A large double bedroom which is rear facing

#### Bedroom 2

10'9 x 9' (3.28m x 2.74m)

Front facing

#### Bedroom 3

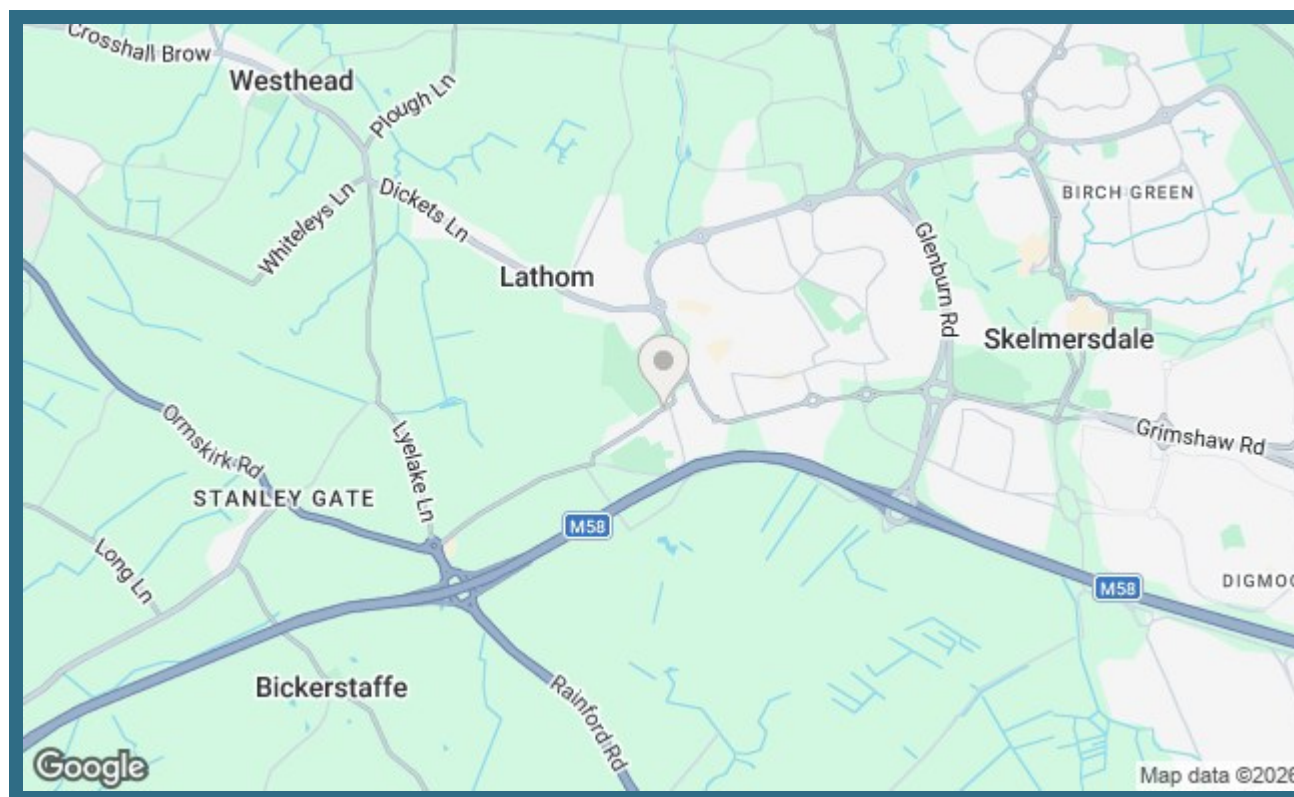
10'10 x 7'2 (3.30m x 2.18m)

Front facing and accessed via bedroom 2

#### Outside

Small garden to the front with enclosed yard to the rear. Outside tap fitted





### Important Information

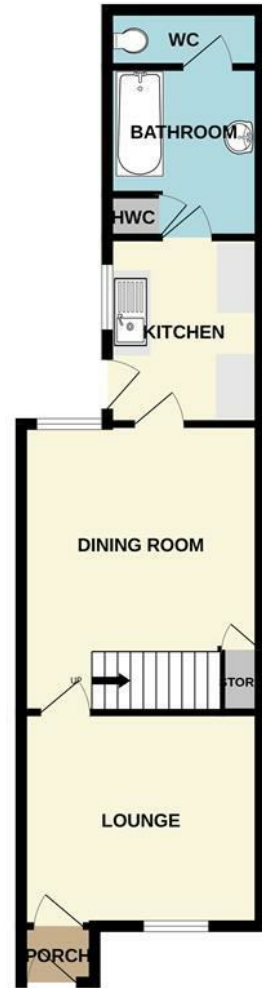
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

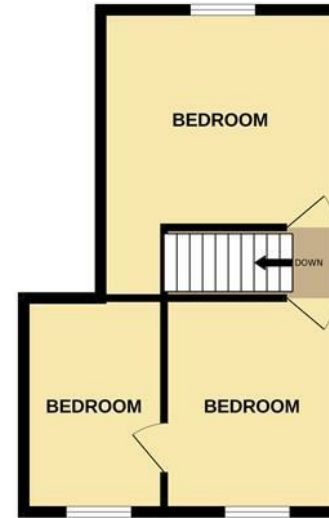
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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