



BRIGHOUSE
WOLFF

31 Parkside Avenue, Skelmersdale, WN8 8BQ
£269,000



Located in the highly desirable area of Parkside Avenue, Old Skelmersdale, this four, well-proportioned, bedroom detached house offers a perfect blend of comfort and space for family living.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The layout of the house promotes a warm and welcoming atmosphere, making it easy to envision creating lasting memories within its walls.

The property boasts two bathrooms, ensuring convenience for busy mornings and providing a private retreat for all family members.

Set in a popular neighbourhood, this home is not only a comfortable dwelling but also a gateway to the surrounding area, including Ormskirk with Edge Hill University. Local amenities, parks, schools and motorway access nearby, it is perfectly positioned for families and individuals alike.

This detached house on Parkside Avenue is a wonderful opportunity for those looking to settle in a spacious and inviting environment. Do not miss the chance to make this delightful property your new home.

Open Porch

Entrance Hall

Laminate flooring fitted. Stairs to the first floor. Radiator with ornate cover fitted.

W.C.

Suite comprising low level W.C. and pedestal wash basin with tiled splash back. Laminate flooring fitted.

Dining Room

10'5 x 8'4 (3.18m x 2.54m)

Kitchen

14'4 x 8'4 (4.37m x 2.54m)

The kitchen has an extensive range of base and wall units with worktops to accord and incorporating a breakfast bar. There is a gas hob, oven, cooker hood single drainer sink unit and plumbing for a washing machine. The floor is tiled and the walls are part tiled. Door to side elevation.

Lounge

11'9 x 15'1 (3.58m x 4.60m)

The spacious lounge has double glazed French doors leading out to the rear garden and a wall mounted log effect electric fire.

First Floor

Landing

Primary Bedroom

12'3 x 11'4 (3.73m x 3.45m)

A front facing double bedroom with built in cupboard.

En Suite

Attractive suite comprising tiled shower compartment, "Jack & Jill" wash basins and low level W.C. Tiled walls and floor and extractor fan fitted.

Bedroom 2

13'5 x 8'3 (4.09m x 2.51m)

Rear facing

Bedroom 3

11'6 max x 8'2 (3.51m max x 2.49m)

Rear facing.

Bedroom 4

9'5 x 6'11 (2.87m x 2.11m)

Rear facing

Family Bathroom

The family bathroom has a free standing bath with centrally fitted taps, tiled shower compartment, low level W.C. and pedestal wash basin. Tiled floor , part tiled walls and extractor fan fitted.

Gardens

The property has low maintenance gardens to the front and the rear. The front garden provides off road parking for two vehicles and the gated path to the side leads to the rear garden which is part paved with sandstone flags. Ornamental fish pond.

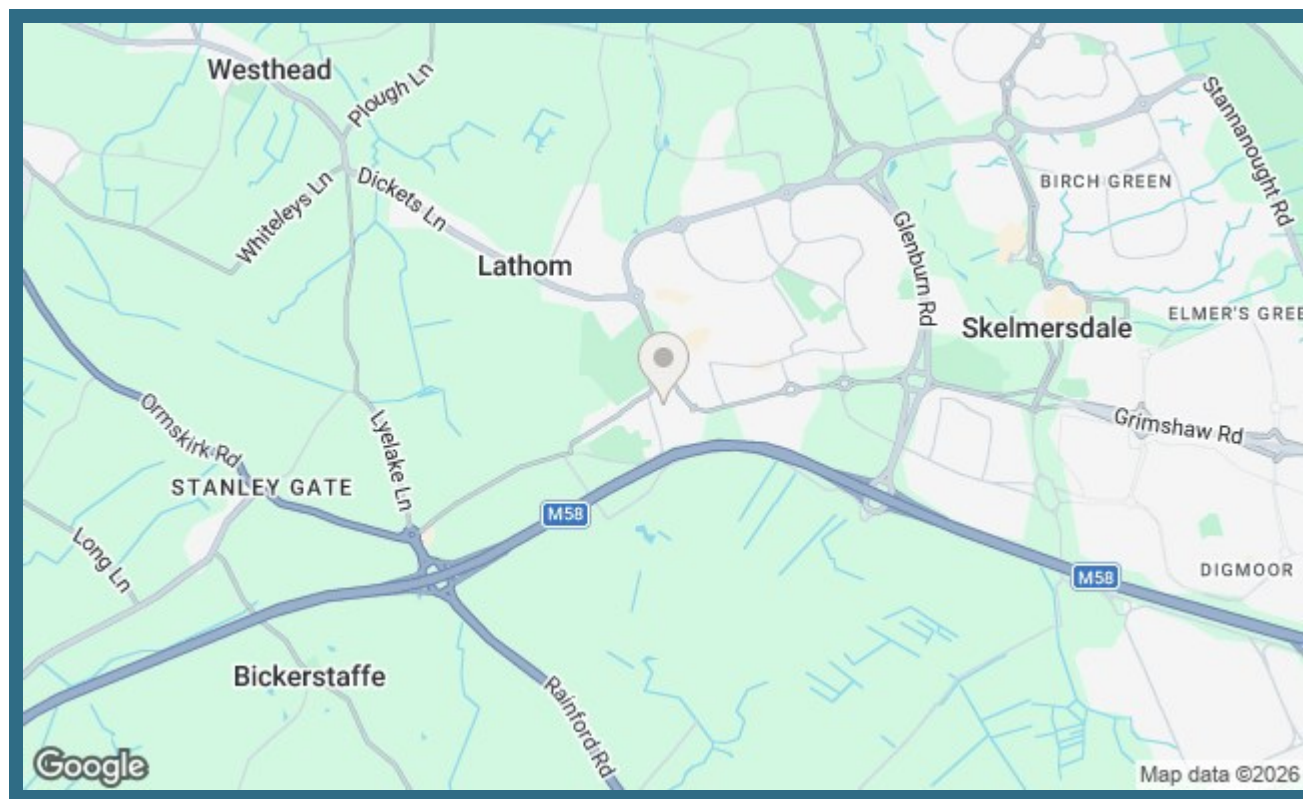
Garage

The integral garage has up and over door.

Tenure

Leasehold for the residue of 999 years commencing 1/1/2004

Ground Rent £150 PA



Important Information

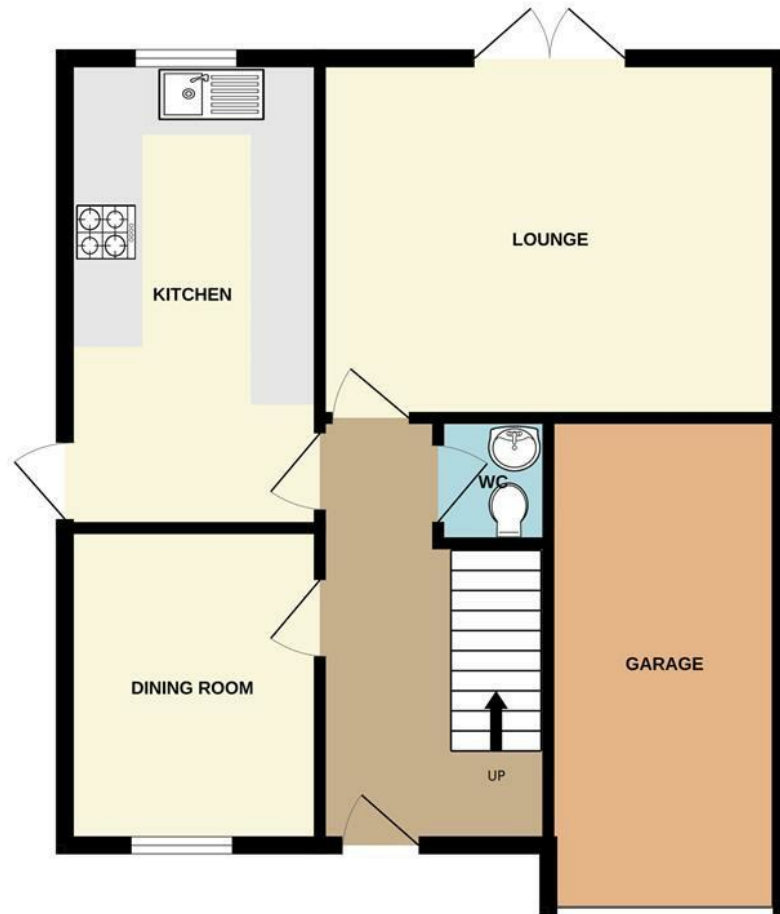
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

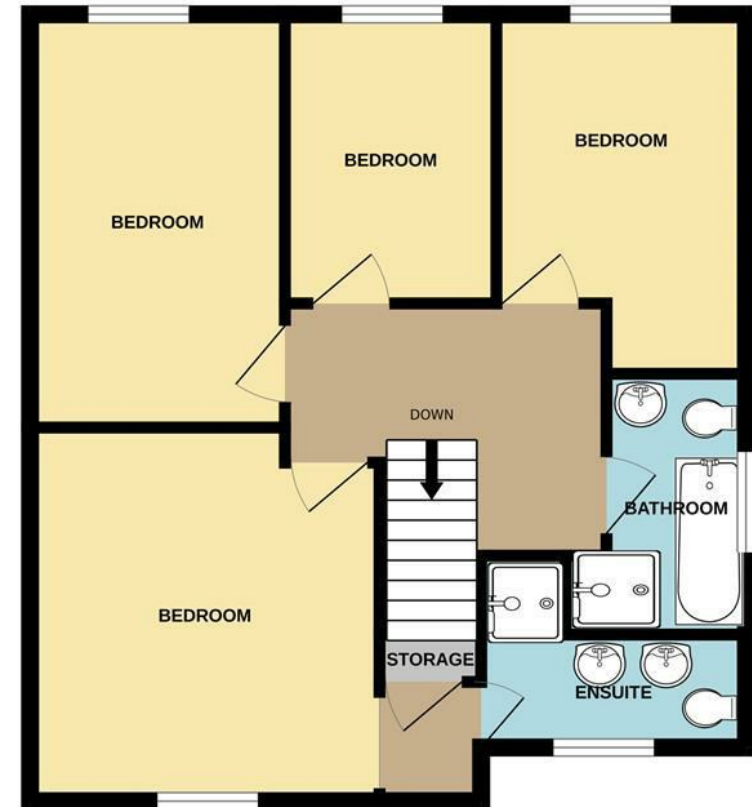
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 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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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		
England & Wales	EU Directive 2002/91/EC	

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

