



A modern & well presented 2 bedroom house which is set in an ever popular area close to a variety of amenities.

Available from late August 2026 on an unfurnished basis.

The property is situated in Old Skelmersdale and therefore enjoys a desirable central location whilst being ideally situated close to numerous local amenities including popular schools and shops. Access to the Motorway Network M58 / M6 is located nearby.

Skelmersdale town centre with its variety of supermarkets, shops, restaurants and bars is also situated close by, as are Edge Hill University and Ormskirk Hospital which are both located in neighbouring Ormskirk.

The accommodation, which is well presented throughout, briefly comprises; Entrance hallway, lounge, modern fitted dining kitchen and conservatory to the ground floor. To the first floor are two double bedrooms & modern bathroom suite, whilst to the exterior are private gardens to the front & rear.



£725 Per Month

2a Clayton Mews, Skelmersdale, Lancashire WN8 8JX

DIRECTIONS

From our Sandy Lane office proceed to the roundabout taking fourth exit into Ormskirk road and continue into Clayton Street. Clayton Mews is on the right hand side and the subject property will be identified by our to let board.

Entrance Porch

Lounge 18'10 x 12' (5.74m x 3.66m)
Electric fire and surround.

Kitchen/ Diner 18'10 x 12' (5.74m x 3.66m)
Modern kitchen with gas hob, electric oven and built in fridge and freezer and plumbing for a washing machine.

Conservatory

A double glazed conservatory on a brick base

FIRST FLOOR

Pull down ladder giving access to the boarded loft which has shelving fitted and a light.

Landing

Bedroom 1 10'3 x 12' (3.12m x 3.66m)
Fitted robes

Bedroom 2 8'11 x 12' (2.72m x 3.66m)

fitted robes

Bathroom

A modern suite with panelled bath with electric shower over, wash basin in vanity unit and low level W.C.

Outside

Small garden to the front and attractive low maintenance garden to the rear with pedestrian access to the nearby parking.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.



20 Aughton Street, Ormskirk, Lancs, L39 3BW

Tel: 01695 580801

ormskirk@brighthouse-wolff.co.uk

www.brighthouse-wolff.co.uk