



34 Vines Cross Way, Skelmersdale

Skelmersdale

Offers Over £220,000

# 34 Vines Cross Way

Skelmersdale, Skelmersdale

Modern three-bed semi in Skelmersdale with en-suite to main bedroom, kitchen diner, garden, driveway, gas central heating, double glazing and ultrafast broadband. Freehold. Council Tax Band C. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Popular residential location
- Three bedroom semi-detached property
- En-suite bedroom
- Modern kitchen
- Garden
- Family bathroom
- Driveway providing off-road parking







Ground Floor

Approximate total area<sup>(1)</sup>

819 ft<sup>2</sup>

76.1 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## IAN ANTHONY

5 Burscough Street, Ormskirk - L39 2EG

01695580888

[enquiries@iananthonyestates.co.uk](mailto:enquiries@iananthonyestates.co.uk)

[iananthonyestates.co.uk/](http://iananthonyestates.co.uk/)

