



BRIGHOUSE  
WOLFF

47 Marlborough, Skelmersdale, Lancashire WN8 6SD  
£215,000



Located in Marlborough, Ashurst, this superb three bedroom semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The layout is thoughtfully designed by the current owner, ensuring a warm and inviting atmosphere throughout.

The property features a modern bathroom, double glazed windows and gas combination central heating system. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it an excellent choice for families.

The exterior of the house is equally appealing, with a well-maintained garden that offers a lovely outdoor space for entertaining. The location in Skelmersdale provides easy access to transport links and nearby towns.

Do not miss the chance to make this charming house your new home.

No onward chain delay.

### Entrance Hall

The spacious entrance hall has laminate flooring fitted . Stairs to the first floor.

### Lounge

14'6 x 12'7 (4.42m x 3.84m)

Laminate flooring fitted and double doors open into the dining room.

### Dining Room

9'3 x 7'6 (2.82m x 2.29m)

With laminate flooring fitted the dining room is open to the kitchen and has double glazed French doors out to the conservatory.

### Conservatory

9'10 x 8'8 (3.00m x 2.64m)

A double glazed conservatory on a brick base with a recently fitted solid insulated roof fitted making it usable all year round.

### Kitchen

9'3 x 8'1 (2.82m x 2.46m)

With a range of modern base and wall units with worktops and splash back to accord and incorporating a single drainer sink unit , gas hob with hood over and oven below and plumbing for a washing machine . Corner cupboard houses the gas combination central heating boiler and there is laminate flooring fitted.

## FIRST FLOOR

### Landing

#### Bedroom 1

12'7 x 9' (3.84m x 2.74m)

A front facing double bedroom with space for wardrobe .

#### Bedroom 2

11'8 x 9' (3.56m x 2.74m)

Rear facing double bedroom.

#### Bedroom 3

9' x 6'8 overall (2.74m x 2.03m overall)

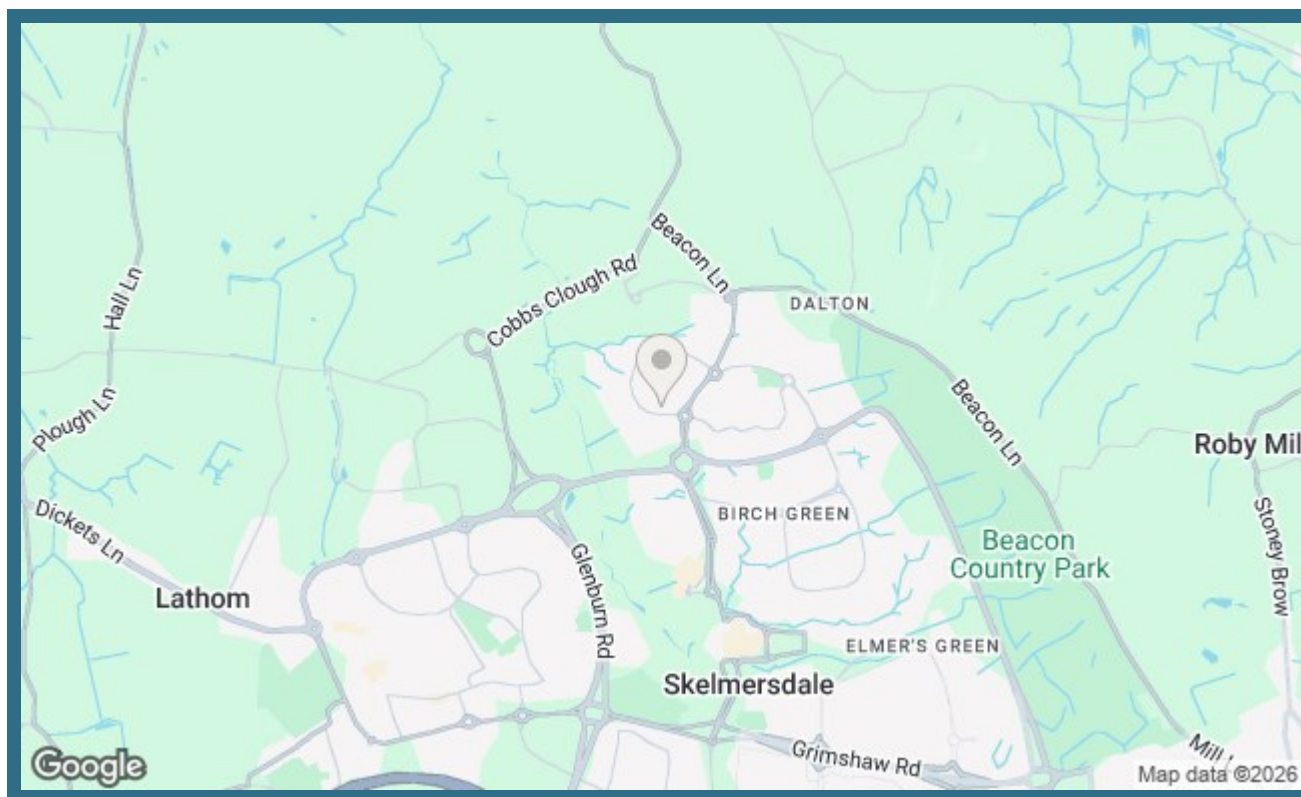
Rear facing bedroom with store cupboard over the stairs.

### Bathroom

The superb bathroom has suite comprising `P` shaped shower bath with shower attachment and screen fitted , pedestal wash basin with waterfall mixer tap and low level W.C. Tiled walls and floor.

## Gardens

Delightful gardens to the front and the rear. The front garden is laid to lawn with flagged drive providing off road parking for two cars. A timber gate gives secure access to the delightful low maintenance garden to the rear which has an artificial lawn.



### **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.

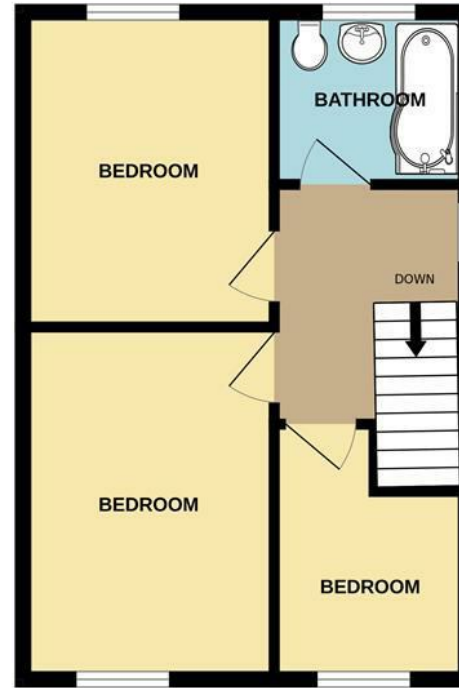
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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  
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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