



BRIGHOUSE  
WOLFF

104 Dickets Lane, Skelmersdale, WN8 8UH  
Offers In The Region Of £195,000



Located upon Dicketts Lane Lathom, with open views to the front and the rear, this three bedroom semi detached true bungalow does require some updating but has tremendous potential.

With three well-proportioned bedrooms, kitchen, bathroom and reception room this property would be ideal for families or those seeking a project.

For those with vehicles, the property boasts off road parking and a garage (requiring some updating ) The semi rural location is handy for the market town of Ormskirk and Edge Hill University. Easy access to the M58 and the motorway network.

Grant of Probate is awaited but has been applied for.

### Open Porch

### Entrance Hall

### Lounge

11'10 x 11'11 plus bay (3.61m x 3.63m plus bay)

Double glazed bay window and fire surround.

### Bedroom

11'11 x 11'5 (3.63m x 3.48m)

A double bedroom which is front facing with double glazed window

### Bedroom

10'9 x 11'3 (3.28m x 3.43m)

Rear facing double bedroom with double glazed window

### Sitting Room

11'9 x 15'11 max plus bay (3.58m x 4.85m max plus bay)

The duel aspect lounge has fire surround clad with York stone and has a double glazed bay to the rear

### Inner Hall

### Bathroom

Panelled bath with electric shower and shower screen, low level W.C. and pedestal wash basin. Tiled walls

### Kitchen

12'6 x 11'3 overall (3.81m x 3.43m overall)

The duel aspect kitchen has a range of base and wall units with worktops and includes floor standing gas central heating boiler, single drainer sink unit, gas cooker point, plumbing for a washing machine and space for a tall fridge freezer. Tiled floor.

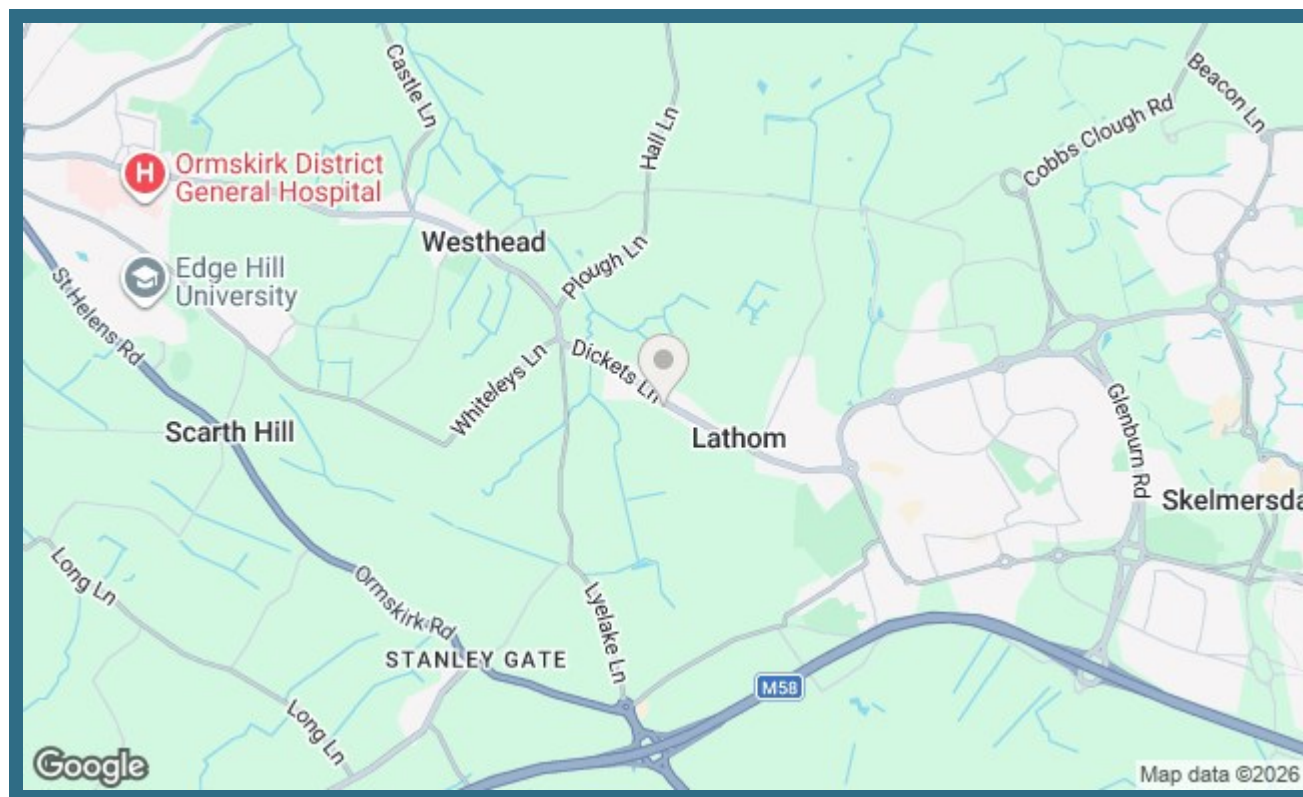
### Gardens

Mature gardens to the front with Monkey Puzzle tree. The flagged driveway provides ample off road parking. The garden to the rear has open views over the countryside.

### Garage

Single garage with up and over doors which requires some updating.





### **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  
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 48                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
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