



16 Derby Road, Skelmersdale

Skelmersdale

Guide Price £295,000

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Beautifully presented 3-bed detached home in a quiet cul-de-sac. Spacious, light-filled living, landscaped garden, garage, driveway, and great commuter links. Ideal for families or professionals. Council Tax band: B

Tenure: Freehold

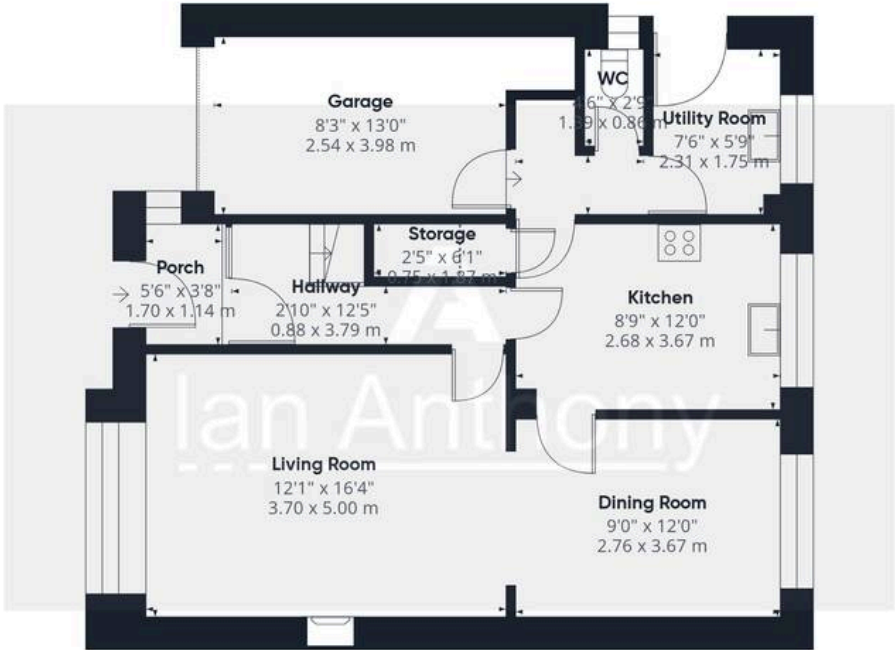
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Peaceful old Skelmersdale cul-de-sac, close to Bickerstaffe, Ormskirk and M58 Junction 3.
- Abundant natural light throughout
- Driveway parking
- Modern kitchen with integrated appliances
- Open plan living and dining area
- Garden access via French doors
- Integrated garage
- Three bedrooms
- Patio area with outdoor seating







Ground Floor

Approximate total area⁽¹⁾

1197 ft²

111.2 m²

Reduced headroom

9 ft²

0.8 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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