

BRIGHOUSE WOLFF

56 Alderley, Skelmersdale, Lancashire WN8 9LY

£85,000









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INVESTMENT PROPERTY
A three bedroom terraced house with sitting tenant currently paying £600 per month.
Comprising entrance hall, lounge, kitchen, dining room and three bedrooms and bathroom with separate W.C. to the first floor. Enclosed garden to the rear.

From our Sandy Lane office proceed to the roundabout taking the first exit onto Railway Road. Follow the road through three roundabouts and at Dog Bone Island turn right onto Whiteledge Road. At the next roundabout take first exit into Gillibrands Road. Make a "U" turn at the gap and continue back along Digmoor Rd. Alderley is the next road on the left. Take the first on the right and follow the road round to the right and the property will be indicated by our board.

Entrance Hall

Kitchen
8'0" x 10'2" (2.44m x 3.12m)
A range of base and wall units with worktops incorporating single drainer stainless steel sink unit with mixer tap, gas hob and oven.

Dining Room
11'8" x 8'9" (3.58m x 2.67m)

Living Room
11'6" x 11'10" (3.51m x 3.63m)
Double glazed French doors leading out to the rear garden.

First Floor

Landing

Bedroom 1
11'10" x 11'10" (3.63m x 3.63m)
Rear facing

Bedroom 2
6'5" x 11'10" (1.98m x 3.63m)
Rear facing

Bedroom 3
5'8" x 11'10" (1.75m x 3.63m)
Rear facing

Bathroom
Panelled bath with electric shower and pedestal wash hand basin.

Separate W.C
Low level W.C. Part tiled walls.

Outside
Enclosed rear garden.

COUNCIL TAX:
As per West Lancashire Borough Council website Band A.



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.

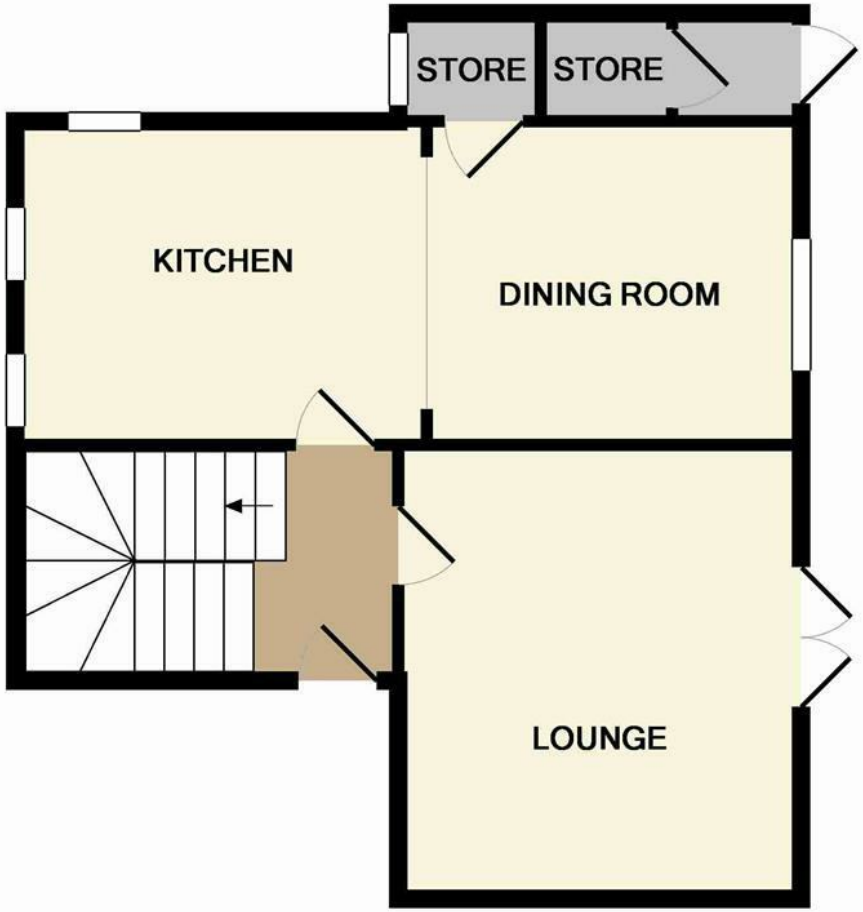
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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.

BRIGHOUSE WOLFF

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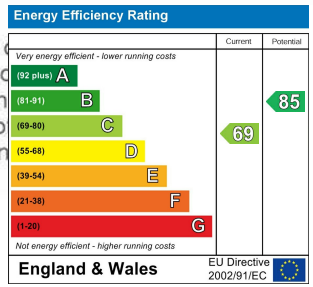


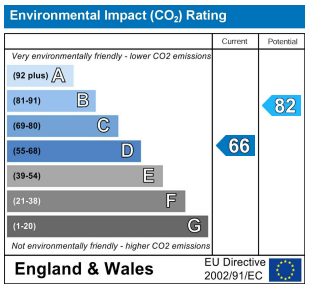
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan c
of doors, windows, rooms and any other items are approximate and no respo
omission, or mis-statement. This plan is for illustrative purposes only and sh
prospective purchaser. The services, systems and appliances shown have no
as to their operability or efficiency can be given
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