BRIGHOUSE
WOLFF

68 Clayton Street, Skelmersdale, WN8 8HX

£115,000

Hotpoint

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INVESTMENT PROPERTY
Located in Old Skelmersdale, a three bedroom terraced with sitting tenant, paying £750 per month. The property boasts a well-designed layout that is perfect for families or those seeking a bit more space.

The property benefits from a recently fitted gas combination central heating system and comprises : entrance hall, modern kitchen, spacious lounge and thee bedrooms and family bathroom to the first floor. enclosed garden to the rear

The location of this property is particularly advantageous, with local amenities, schools, and parks just a short distance away. Convenient transport links, making it an excellent choice for commuters and families alike.

Tenure
Freehold

Entrance Hall
With laminate flooring fitted, stairs to the first floor and store cupboards , one housing recently fitted gas combination central heating boiler.

W.C.
Low level W.C. and wash basin.

Kitchen
9'5 x 8'5 (2.87m x 2.57m)
The kitchen has a range of modern base and wall units with worktops to accord and including an electric cooker point with hood over, sink unit and plumbing for a washing machine. Space for a dryer and part tiled walls.

Lounge
16'7 narrowing to 10'4 x 17'8 (5.05m narrowing to 3.15m x 5.38m)
The lounge is open from the kitchen and has laminate flooring fitted.

FIRST FLOOR

Landing
Store

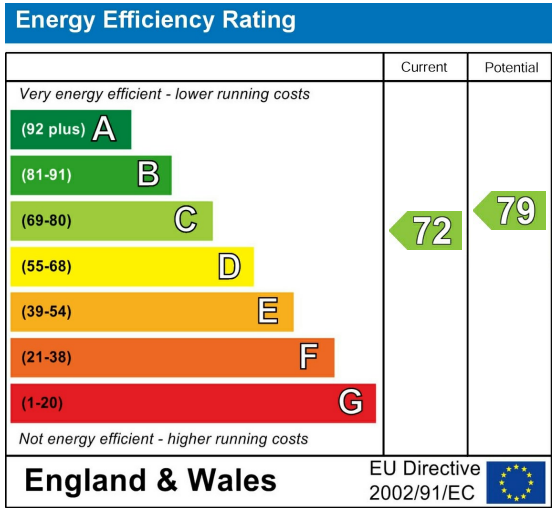
Bedroom 1
13'4 x 10'10 narrowing to 8'6 (4.06m x 3.30m narrowing to 2.59m)
Front facing bedroom.

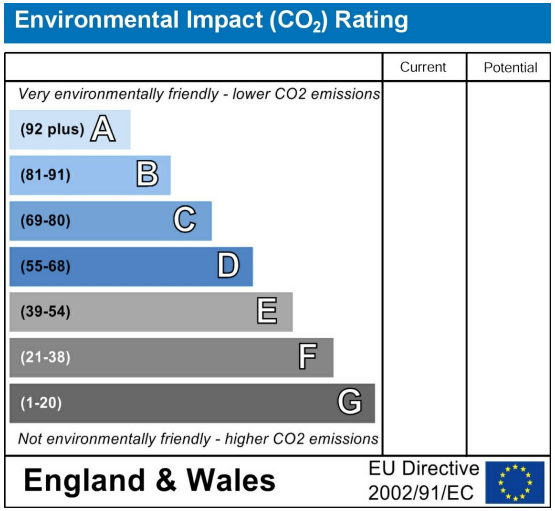
Bedroom 2
12'9 x 10'9 (3.89m x 3.28m)
Rear facing

Bedroom 3
9'6 x 6'7 (2.90m x 2.01m)
Rear facing

Bathroom
With suite comprising panelled bath with electric shower over, low level W.C. and pedestal wash basin. The walls are part tiled.

Garden
Enclose garden to the rear with gate giving pedestrian access to the rear.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
72
79
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

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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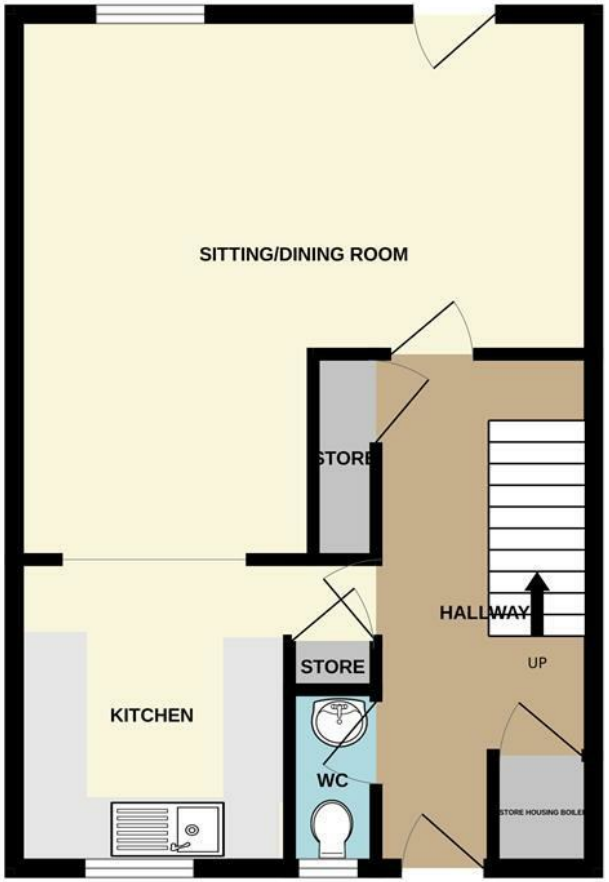
GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.

TOTAL FLOOR AREA : 917 sq.ft. (85.2 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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