

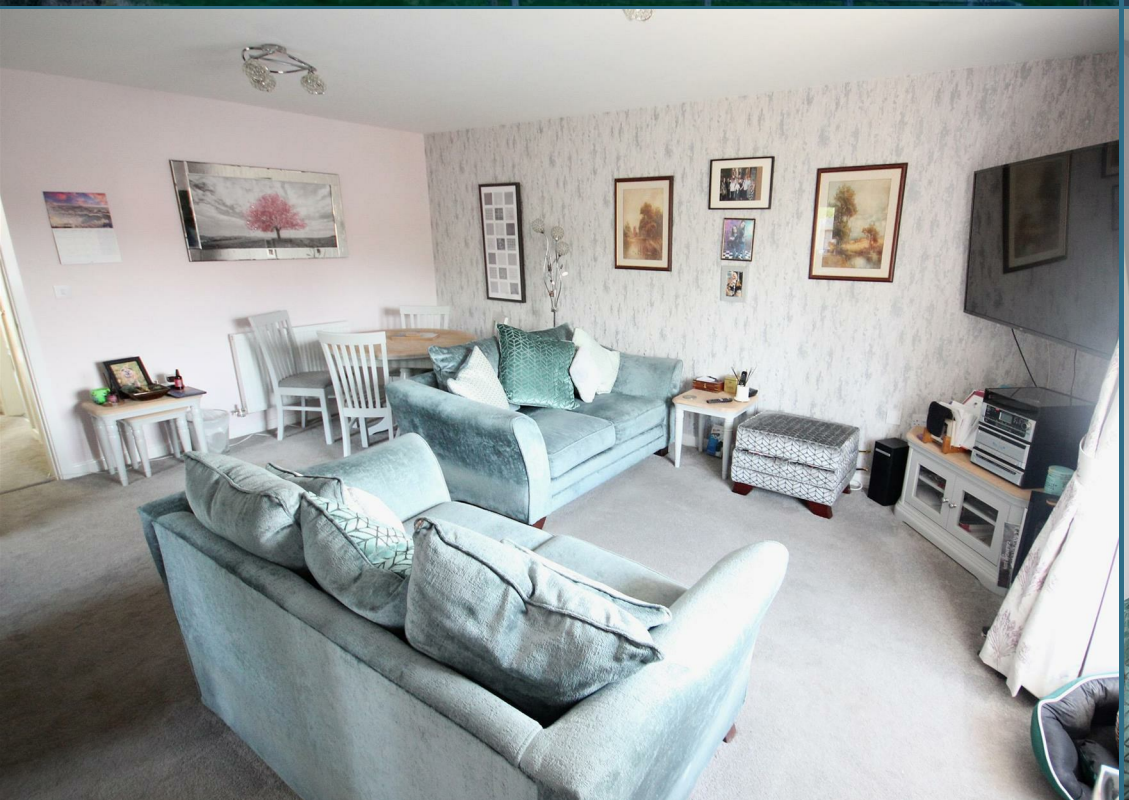
BRIGHOUSE WOLFF

55 Vines Cross Way, Skelmersdale, WN8 6HN

£250,000









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An early viewing of this superb two bedroom detached true bungalow is highly recommended to avoid disappointment. Offering a delightful blend of modern living and comfort with open views to the rear and the side, the property boasts a fresh and contemporary design, making it an ideal choice for those seeking a low-maintenance home.

Upon entering, you will find an enclosed entrance hall and an open plan lounge with kitchen with integrated white goods, that provides a perfect space for relaxation or entertaining guests. The bungalow features two well-proportioned bedrooms, one with fitted wardrobes, each designed to offer a peaceful retreat at the end of the day with double glazed French doors to the rear garden. The bathroom is thoughtfully appointed, ensuring convenience and comfort for all residents.

One of the standout features of this property is the open views to the side and the rear and the beautiful, low maintenance gardens. There is off road parking for two vehicles.

The location in Skelmersdale is also a significant advantage and is well-connected to local amenities and transport links. Whether you are a first-time buyer, a small family, or looking to downsize, this bungalow presents a wonderful opportunity to enjoy a contemporary lifestyle in a desirable setting.

In summary, this nearly new semi-detached bungalow on Vines Cross Way is a perfect blend of comfort, convenience, and modern design, making it a must-see for anyone in search of their next home.

Entrance Hall
Spacious entrance hall

Open Plan Lounge & Kitchen
17'2 narrowing to 12'5 x 19'8 max (5.23m narrowing to 3.78m x 5.99m max)
Superb kitchen with an extensive range of base and wall units with worktops to accord and including integrated fridge and freezer, dishwasher, gas hob with hood over, built in oven, plumbing for a washing machine and a single drainer sink unit. Wall mounted gas combination central heating boiler. Open to the spacious lounge area which has a double glazed square bay window.

Inner Hall
Useful store cupboard.

Bathroom
Superb suite comprising panelled bath with shower and screen, low level W.C. and pedestal wash basin. The walls are part tiled and there are inset spot lights fitted.

Bedroom 1
9'6 x 10'4 (2.90m x 3.15m)
Double glazed French doors to the rear garden.

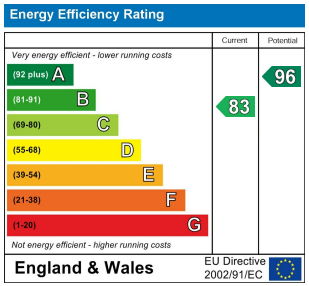
Bedroom 2
15'6 x 9' (4.72m x 2.74m)
A rear facing bedroom with superb range of fitted wardrobes and double glazed French doors.

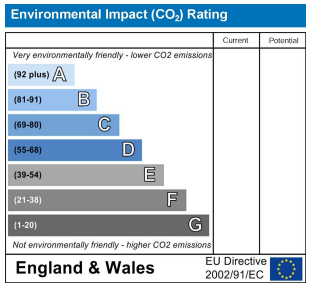
Gardens
Superb low maintenance gardens to the front, side and the rear. The rear garden, which is not directly overlooked to the rear has an artificial lawn with mature boarders. The flagged patio continues to the side where there

is a timber gate for secure access. The front garden has off road parking for two cars. with an EV charging point.











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
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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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