



BRIGHOUSE  
WOLFF

40 White Moss Road, Skelmersdale, WN8 8BL  
**Offers Over £170,000**



This two bedroom extended end terraced cottage, requiring some updating but offering tremendous potential is located in Old Skelmersdale. and it must be viewed. The gas centrally heated and double glazed accommodation comprises : enclosed porch, lounge , dining room , kitchen with two double bedrooms and a modern shower room to the first floor.

This property provides ample space for relaxation and entertaining. It also has a large garden to the rear and shared driveway leading to a detached garage.

Located within easy access of the motorway network, local amenities and the market town of Ormskirk with Edge Hill University.

This could be a charming home is a wonderful opportunity for those looking to embrace the character of this property while enjoying the comforts of modern life.

### Porch

With quarry tiled floor.

### Lounge

11'11 x 12' (3.63m x 3.66m)

The spacious lounge has laminate flooring fitted and a coal effect gas fire with surround and is open through to the dining room.

### Dining Room

10'4 x 12' (3.15m x 3.66m)

With laminate flooring , built in store and stairs to the first floor.

### Kitchen

11'9 x 12' (3.58m x 3.66m)

The kitchen has an extensive range of base and wall units with worktops and includes a five burner gas hob, oven and plumbing for a washing machine.

### FIRST FLOOR

### Landing

Access to the roof void

### Bedroom 1

11/10 x 12' (3.35m/3.05m x 3.66m)

A front facing double bedroom.

### Bedroom 2

10'5 x 12' (3.18m x 3.66m)

A rear facing double bedroom with laminate flooring fitted.

### Shower Room

9'11 x 5'7 (3.02m x 1.70m)

Suite comprising shower compartment, wall mounted wash basin and low level W.C. with tiled walls and inset spot lights to the ceiling.

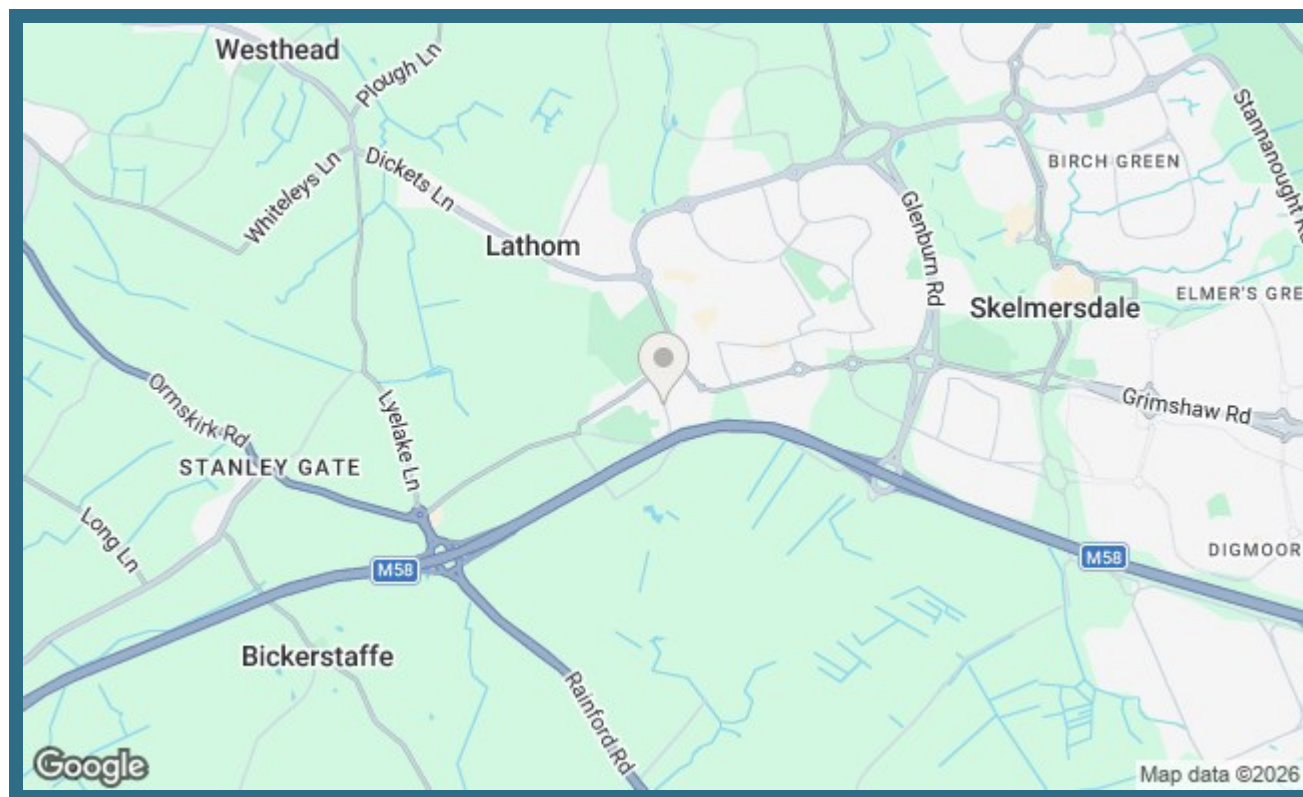
### Gardens

The property has the benefit of a large garden to the rear and a small garden to the front. there is a shared drive way to the side leading to the detached garage.

### Garage

Detached garage with up and over doors and door to side for pedestrian access.





### Important Information

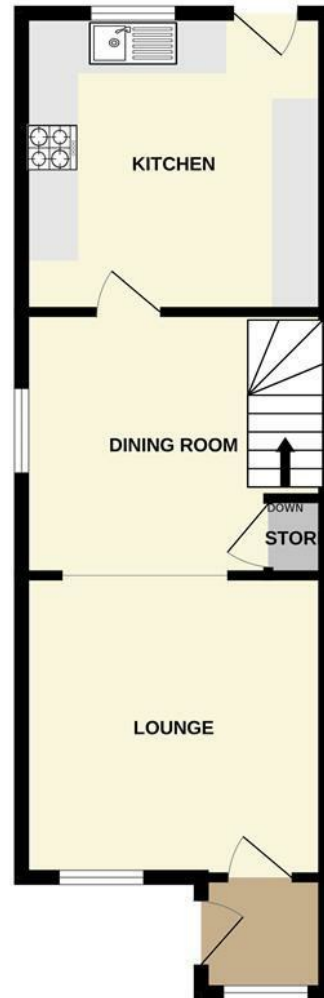
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.

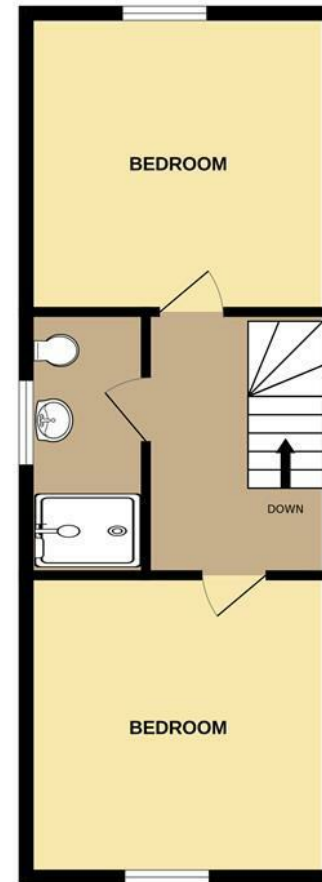
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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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| 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>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

78  
66

| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



