



Available now a delightful two bedroom semi detached house on Sandy Lane with off road parking to the rear. Comprising entrance hall, lounge, dining kitchen with two bedrooms and a modern bathroom to the first floor. Located with easy access for popular schools, local shops and medical centre. Buses to Wigan and Ormskirk.



£825 Per Month

58 Sandy Lane, Skelmersdale, Lancashire WN8 8LQ

Entrance Hall

Stairs to the first floor

Lounge 15'6 into bay x 11'3 (4.72m into bay x 3.43m)
Electric fire with surround

Kitchen with Dining 8'6 x 14'5 (2.59m x 4.39m)
Base and wall units with worktops and incorporating a single drainer sink unit, electric cooker and ample space for a dining table. Walk in under stairs store cupboard.

FIRST FLOOR

Landing

Bedroom 1 14/5 x 11'4 (4.27m/1.52m x 3.45m)
Built in robes

Bedroom 2 10'4 x 8'4 (3.15m x 2.54m)

Bathroom

Panelled bath with shower attachment, low level W.C. and wash basin with vanity cupboard. Tiled walls.

Gardens

Mature gardens to the front and the rear.

The rear garden has a brick outbuilding with power and

light and water. Off road parking to the rear for two vehicles.



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.



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