



BRIGHOUSE  
WOLFF

1 Parkside Avenue, Skelmersdale, Lancashire WN8 8BQ  
Offers Over £110,000



This two bedroom ground floor apartment must be viewed early. Would suite investor or to make it your home and offered with no onward chain delay. It is located in a popular small development in Old Skelmersdale, close to the border with Bickerstaffe. Handy for the M58 and for Ormskirk Town Centre. The gas centrally heated and double glazed accommodation comprises a secure entry to the flat, open plan kitchen with spacious lounge, two good sized bedrooms and a modern bathroom, Allocated parking for one car to the rear with additional visitor parking available.

### DIRECTIONS

From our Sandy Lane Office proceed to the roundabout taking first exit left into Railway Road. At the next roundabout take second turning into Liverpool Road, following the road round and turn left into White Moss Road. Continue along White Moss Road taking first turning left into Standside Park and take first turn on the left into Parkside Avenue and the subject property will be identified by our For Sale Board on the right.

### Secure Entrance

Secure entrance to communal area.

### Entrance Hall

### Lounge

14'3 x 14'4 (4.34m x 4.37m)

The spacious lounge has ample space for a dining table and is open through to the kitchen. It has laminate flooring fitted and double glazed French doors to the rear.

### Kitchen

7'6 x 8'2 (2.29m x 2.49m)

With a range of base and wall units including one and one half single drainer sink unit, gas hob, oven, plumbing for a washing machine and space for a tall fridge freezer. Tiled floor and part tiled walls.

### Bedroom 1

10'5 x 14'10 (3.18m x 4.52m)

A front facing double bedroom with laminate flooring fitted

### Bedroom 2

7'2 x 10'9 (2.18m x 3.28m)

Front facing with laminate flooring fitted

### Bathroom

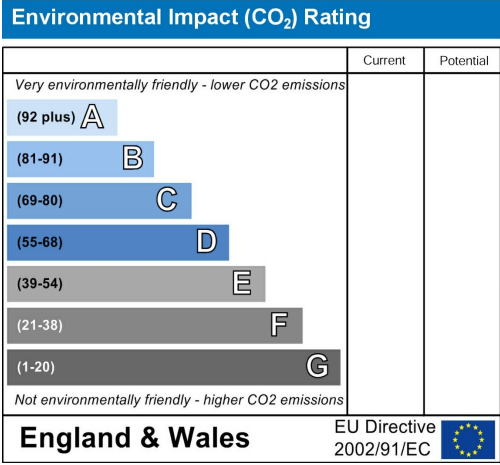
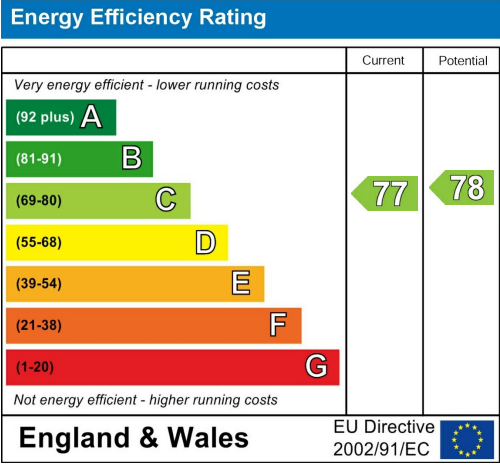
Suite comprising panelled bath with electric shower over, low level W.C. and pedestal wash basin. Extractor fan fitted.

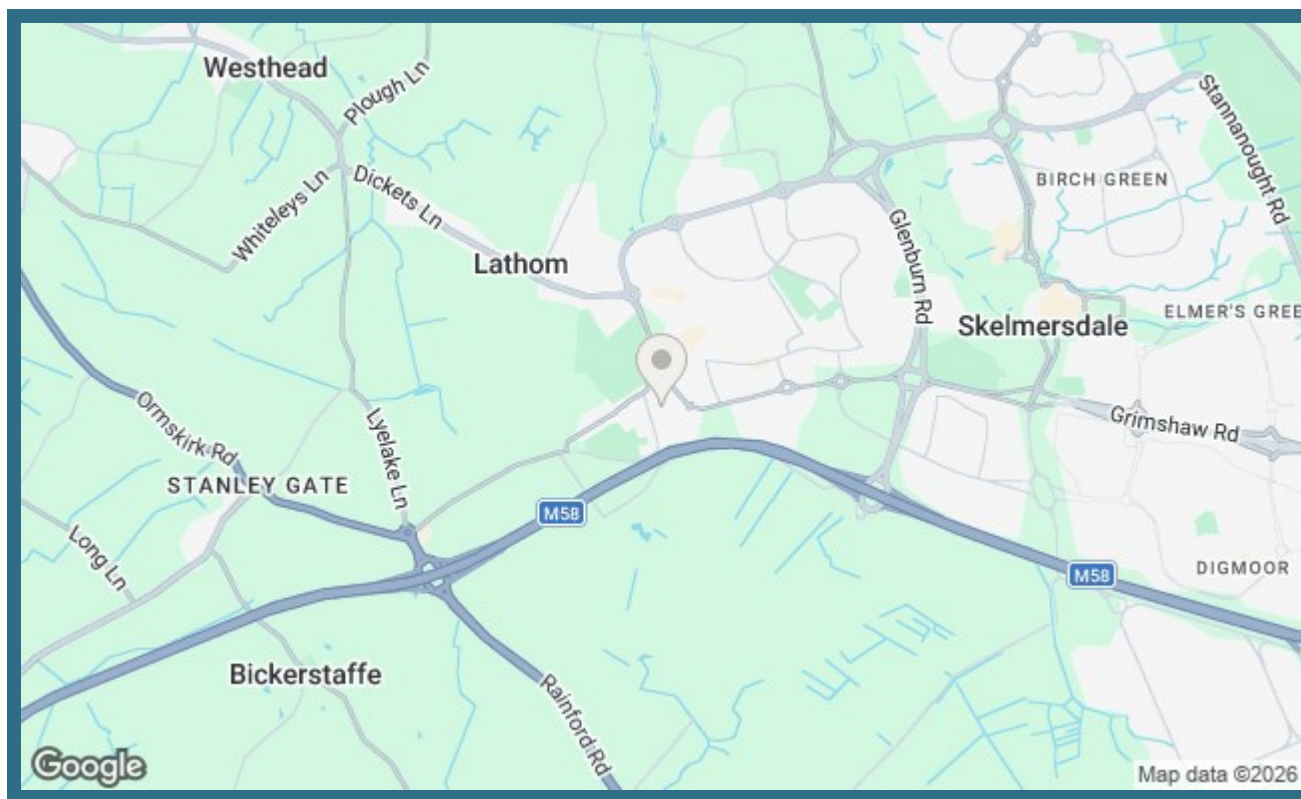
### Outside

Parking space to rear with visitor parking.

### Council Tax

West Lancashire 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.

# GROUND FLOOR



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.  
Made with Metropix ©2022



