

19, Witham Road, Skelmersdale, WN8 8HW



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Ideal for investors - Two bed terrace house with development potential

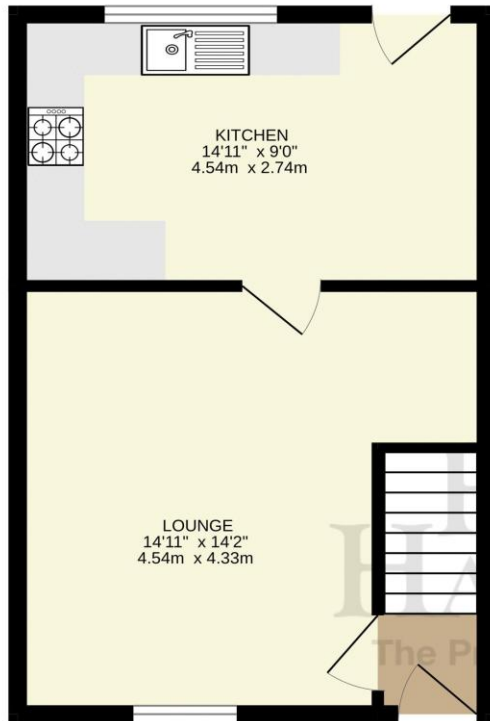


- Period terrace house
- EPC rating C
- Modernisation required
- Potential yield 9%
- Two bedrooms
- Gas central heating
- No chain delay
- 691 SQ.FT.

Occupying a highly convenient position in the heart of Old Skelmersdale, close to local amenities and offering excellent access to the Rainford By-Pass and M58 motorway, this property presents an exciting opportunity for investors and developers alike. Requiring a comprehensive programme of refurbishment, the home has been realistically priced to reflect the work required whilst offering excellent potential to renovate and either retain as a high-yield rental investment – with projected returns approaching 9% based on full investment – or resell for a healthy profit. Although requiring a full programme of refurbishment, the property already offers a number of important advantages including a good EPC rating of C ensuring it will be free to rent after the government increases the minimum requirement by 2030, freehold tenure, upgraded electrics with a modern consumer unit fitted in 2021, a generous rear yard/garden and gas central heating. Council tax band A. Viewing is highly recommended and by appointment only.







TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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We endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.



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