



BRIGHOUSE  
WOLFF

43 Harsnips, Skelmersdale, Lancashire WN8 6QA  
£725 Per Month



Available August, this attractive three bedroom terraced house has a gas combination central heating system and comprises : spacious entrance hall, dining kitchen and lounge with three bedrooms and modern fitted bathroom to the first floor. Good sized garden to the rear. Harsnips is handy for the Concourse shopping Centre where there are regular buses to Wigan and Southport. Easy access to the M58 for travelling to Manchester , Liverpool or Preston.

Council Tax Band A.

### Directions:

From our Sandy Lane office proceed to the roundabout taking third exit into Neverstich Road, continue through the next three roundabouts, at the fourth roundabout take third exit into Northway following signs for the town centre, veer to the left into Birch Green Road, at the following roundabout take third exit again into Birch Green Road and Harsnips is the second turning on the left, the subject property will be identified by our for sale board on the left hand side.

### Entrance Hall

Stairs to the first floor. Doors to both the kitchen and the lounge. Coat hooks and shelving fitted.

### Dining Kitchen

8'5 x 12'2 plus recess (2.57m x 3.71m plus recess)

The dining kitchen has a range of base and wall units with worktops to accord and incorporates a single drainer sink unit ( recently fitted ) with a mixer tap, electric cooker with extractor hood and breakfast bar. There is a useful walk in store and Rockdoor composite back door fitted.

### Lounge

15'2 x 11'3 (4.62m x 3.43m)

The spacious lounge has access from both the hall and the dining kitchen. Laminate flooring fitted.

### FIRST FLOOR

### Landing

Two useful store cupboards one housing the gas central heating boiler.

### Bedroom 1

15'2 x 8'10 (4.62m x 2.69m)

A rear facing double bedroom with built in wardrobe.

### Bedroom 2

8;6 x 7'11 (2.44m;1.83m x 2.41m)

Rear facing

### Bedroom 3

8'6 x 9'6 (2.59m x 2.90m)

Rear facing

### Bathroom

The modern bathroom suite comprises panelled bath with shower attachment, low level W.C. and pedestal wash basin. The walls and the floor are tiled.

### Outside

To the rear there is a good sized, enclosed garden predominately laid to lawn and flagged patio. Timber gate for pedestrian access to the rear.





### Important Information

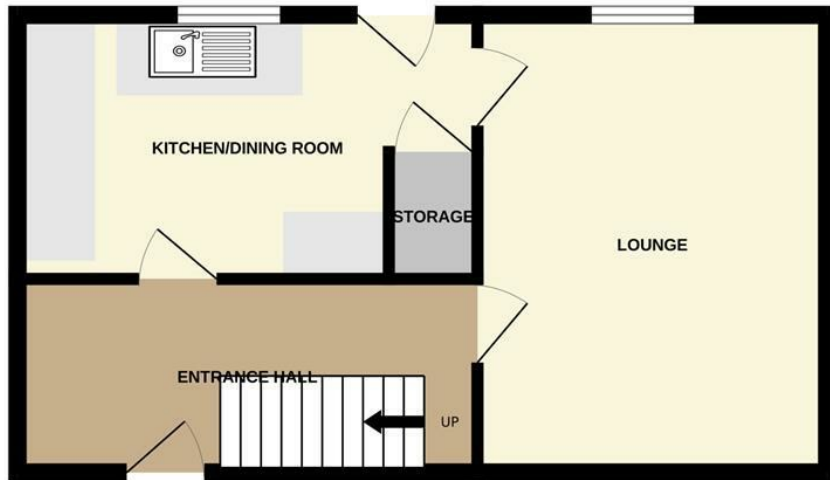
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 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 |         |           |
|                                             |         | <b>89</b> |
|                                             |         | <b>71</b> |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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



