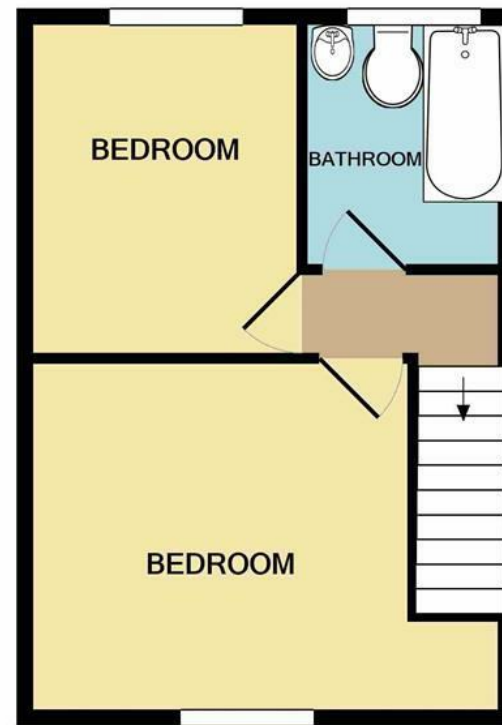


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**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.



Available now a delightful two bedroom semi detached house with a conservatory. Gas centrally heated and double glazed accommodation : entrance hall lounge, dining kitchen, conservatory and two bedrooms and a modern bathroom to the first floor. Attractive gardens.

**176 Martins Lane, Skelmersdale, WN8 9AY**

**Entrance Hall**  
Stairs to the first floor

**Lounge**  
13'7 x 11'5 (4.14m x 3.48m)  
Laminate flooring and decorative fire surround



**Bedroom 2**  
10' x 8'2 (3.05m x 2.49m)  
Rear facing



**Bathroom**  
Panelled bath with shower over, low level W.C. and pedestal wash basin.



**Outside**  
Attractive gardens to the front and the rear. The rear garden has newly laid turf.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Dining Kitchen**  
7'3 x 14'11 (2.21m x 4.55m)  
Range of base and wall units with worktops and incorporating a sink, electric cooker and plumbing for a washing machine. The walls are part tiled and there is an under stairs store cupboard. Ample space for a dining table.



**Conservatory**  
7'4 x 11'5 (2.24m x 3.48m)  
A double glazed conservatory on brick base.

**FIRST FLOOR**

**Landing**  
**Bedroom 1**  
10'9 x 14'6 (3.28m x 4.42m)  
Front facing