



BRIGHOUSE
WOLFF

150 Mercury Way, Skelmersdale, Lancashire WN8 6BF
£155,000



INVESTORS ONLY- SOLD WITH SITTING TENANTS- This three bedroom mid terrace house currently has tenants paying £940 per month on a periodic tenancy.

The gas centrally and double glazed accommodation comprises : porch, lounge, dining kitchen with three bedrooms and bathroom to the first floor. Benefit of off road parking for two vehicles and an enclosed garden to the rear.

Situated in a popular neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it perfect as an investment property.

Entrance Hall

Tiled floor.

Lounge

13'9 x 16'7 (4.19m x 5.05m)

The lounge has a tiled floor, stairs to the first floor with store cupboard underneath.

Kitchen with Dining

8'3 x 16'7 (2.51m x 5.05m)

The kitchen has a range of base and wall units with worktops to accord and includes a single drainer sink unit, gas hob with hood over and oven beneath. The walls are part tiled and the floor is tiled. There is ample room for a dining table. Double glazed sliding patio doors lead out to the rear garden. Walk in store.

Dining Room Photo

FIRST FLOOR

Landing

Bedroom 1

12'3 x 10'6 (3.73m x 3.20m)

A rear facing double bedroom

Bedroom 2

9'10 x 7'4 plus door recess (3.00m x 2.24m plus door recess)

Front facing

Bedroom 3

6'8 x 9'3 (2.03m x 2.82m)

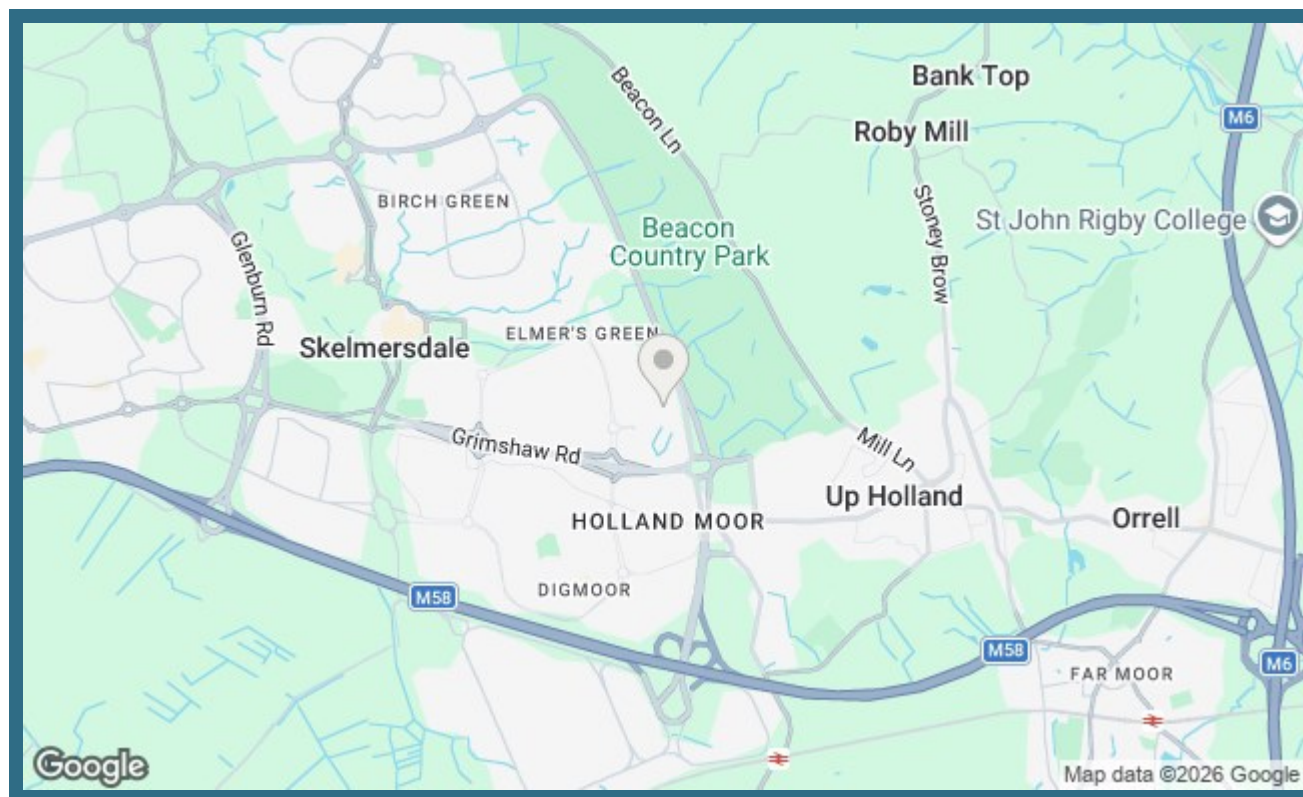
Front facing with storage over the stairs.

Bathroom

Suite comprising panelled bath, low level W.C. and pedestal wash basin. Tiled floor and part tiled walls.

Outside

Double parking space to the front of the property with access to the rear at the side. The enclosed garden to the rear is laid to lawn.



Important Information

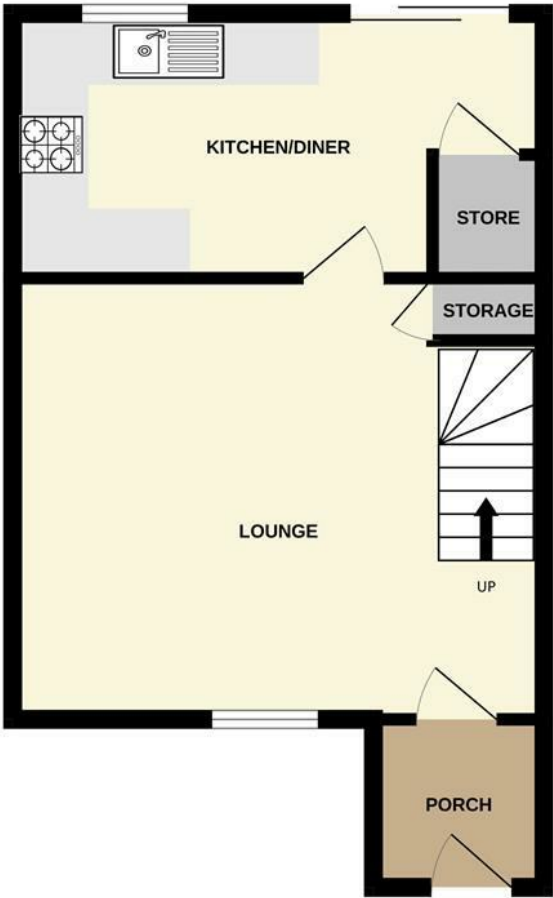
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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

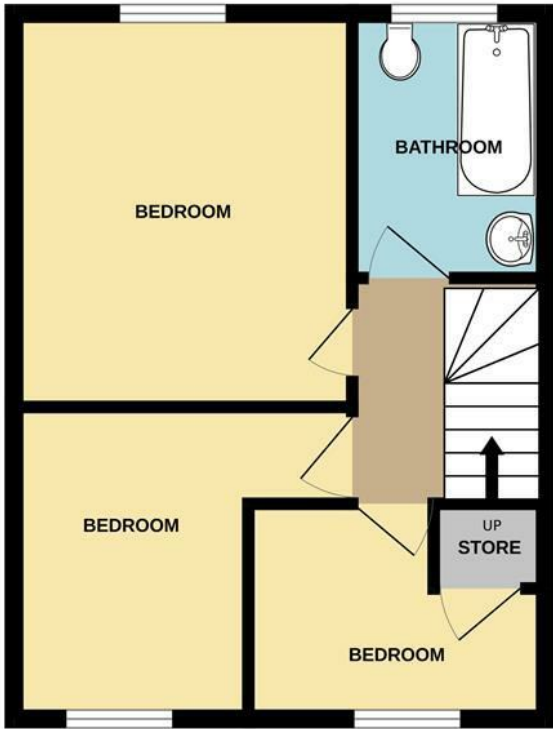
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 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) A		89
(81-91) B		
(69-80) C	75	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



