



BRIGHOUSE
WOLFF

10 Ashwall Street, Skelmersdale, Lancashire WN8 8AN
£133,000



Located in Old Skelmersdale this charming end-terrace house offers a perfect blend of character and modern living.

Upon entering, you are welcomed into a spacious reception room, with a log burner, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting space for family gatherings or quiet evenings in. The superb breakfast kitchen has an extensive range of units with a breakfast bar.

The house features two well-proportioned bedrooms, providing ample space for rest and personalisation. Each room offers a peaceful retreat, perfect for unwinding after a long day. The property also includes a conveniently located bathroom, designed for both functionality and comfort.

The surrounding area boasts local amenities, parks, and excellent transport links, making it an ideal location for families and professionals alike.

This property presents a wonderful opportunity for those seeking a charming home in Skelmersdale. With its blend of historical charm and modern convenience, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Stairs to the first floor

Lounge

14'1 into bay x 11'7 (4.29m into bay x 3.53m)

The cosy lounge has laminate flooring and brick inglenook style fireplace with log burner fitted. Double glazed bay window.

Breakfast Kitchen

8'10 x 14'4 (2.69m x 4.37m)

The kitchen has an extensive range of modern base and wall units with worktops and breakfast bar to accord. Incorporated are a single drainer sink unit with a mixer tap, gas hob with cooker hood over and oven. The floor is tiled and the walls are part tiled.

Laundry Room

With tiled floor and base and wall units with worktop and sink fitted. Inset spot lights to ceiling.

W.C.

Low level W.C. and wall mounted basin. Tiled flooring.

FIRST FLOOR

Landing

Bedroom

11'11 x 11'7 (3.63m x 3.53m)

A front facing double bedroom with built in store.

Bedroom

9'4 x 7'7 (2.84m x 2.31m)

Rear facing bedroom with laminate flooring fitted.

Bathroom

Modern suite comprising panelled 'P' shaped bath with shower attachment and screen and central taps, low level W.C. and pedestal wash basin. Part tiled walls and inset spot lights fitted to the ceiling. laminate flooring fitted.

Gardens

Small enclosed garden to the front with garden to the rear laid to lawn with timber panelled fencing and decked patio.

Tenure
Freehold with yearly Rent Charge of £10.



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 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	



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.

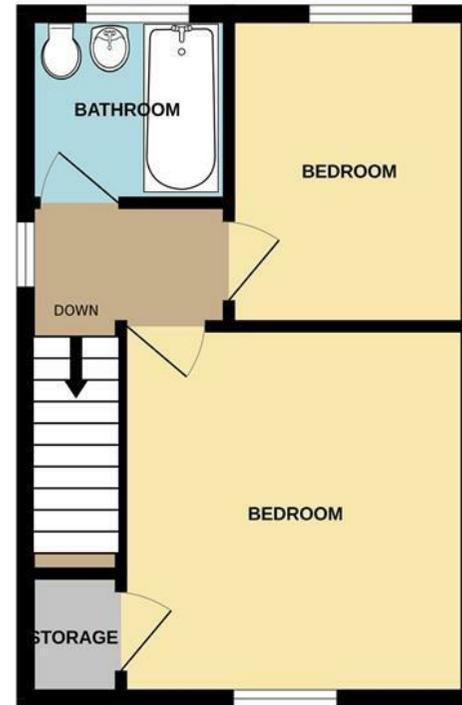
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

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
342 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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