



Lyndhurst, Skelmersdale, WN8



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**£150,000**

- NO ONWARD CHAIN
- FULLY RENOVATED THROUGHOUT
- Mid Terraced Home
- Open Plan Living Space
- Three Bedrooms
- Shower Room
- Freehold
- EPC rating C





Presenting a beautiful and recently renovated mid-terrace home. Ideally situated in the popular residential location of Ashurst, Skelmersdale.

This well-presented three-bedroom mid-terrace home offers spacious living accommodation and has been thoughtfully renovated throughout. On the ground floor, the home features a welcoming entrance porch, a generous lounge, and a modern fitted kitchen with dining space and patio doors opening out to the low-maintenance rear garden, perfect for entertaining. Upstairs, there are three well-proportioned bedrooms and a family shower room.

Externally, the property enjoys a lawned garden to the front and a fully paved rear garden with gated access to the rear parking space. The garden is spacious and provides potential to extend or create additional office space or storage.

Located on Lyndhurst, a quiet cul-de-sac ideally situated just a short walk from a range of amenities such medical Centre, convenience shops, eateries and schools.

This attractive home would make an ideal purchase for first-time buyers, downsizers, or buy-to-let investors.

### Additional Information

The vendor has advised us of the following information.

The Ideal combi gas boiler is high efficiency and has 5 years to run on its warranty.

Part of the refurbishment included a roof inspection which led to the felting over the bathroom being replaced and the verges re-pointed.

### Disclaimer

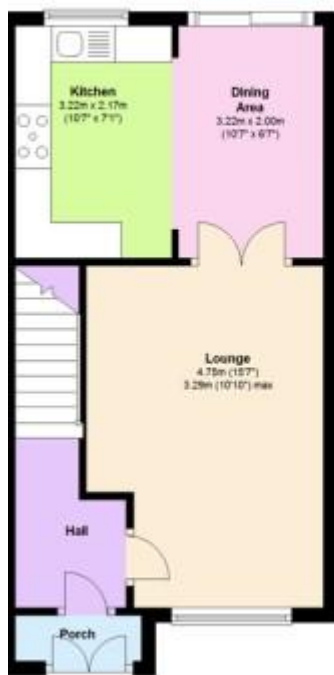
These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.







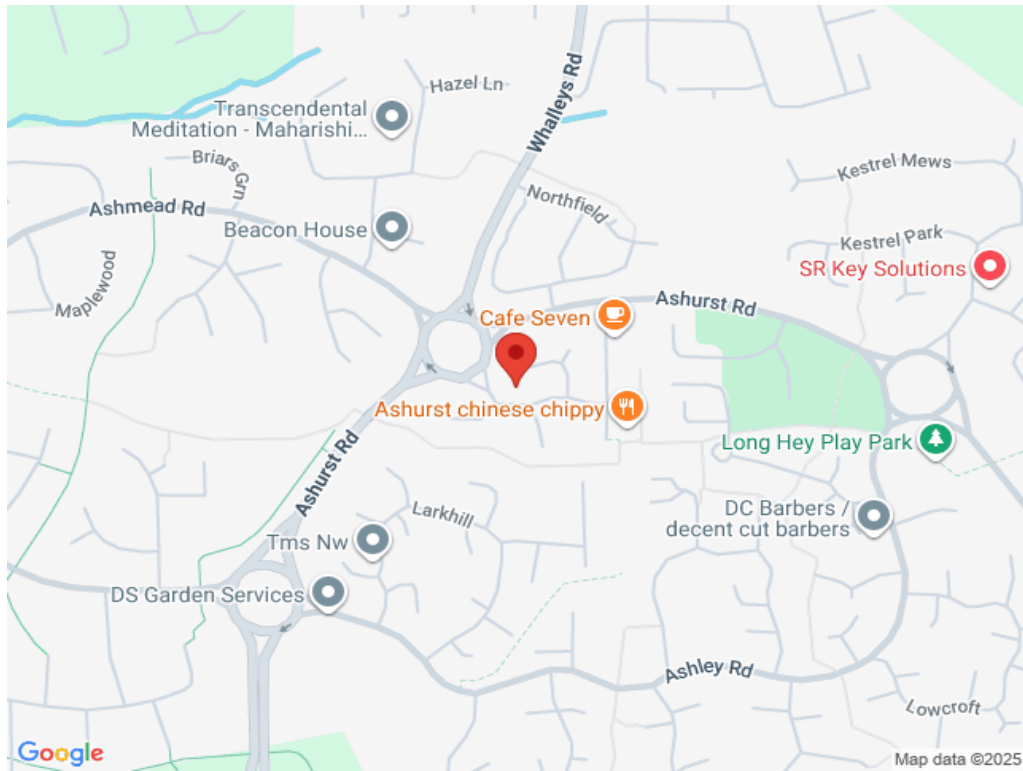
**Ground Floor**  
Approx. 35.8 sq. metres (385.8 sq. feet)



**First Floor**  
Approx. 36.5 sq. metres (393.1 sq. feet)



Total area: approx. 69.0 sq. metres (742.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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