30 Tongbarn, Skelmersdale, Lancashire WN8 8EL



Located in the ever popular area of Tongbarn, Skelmersdale, this delightful terraced house offers a perfect blend of comfort and convenience. The property boasts a warm and inviting atmosphere, ideal for families, first time buyers or investors.

We understand that the property was rewired in 2019 and the garage roof has recently been replaced. The gas combination boiler was replace in 2019.

Upon entering, you will find a spacious entrance hall, W.C. the attractive lounge serves as the heart of the home, providing an excellent space for relaxation and entertaining guests. The property has a good sized kitchen with ample space for a dining table. There are three well-proportioned bedrooms, each with built in store. The modern bathroom is conveniently located, ensuring ease of access for all residents.

The property also includes a garage, a valuable asset in this desirable location. The surrounding area offers a range of local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike.

With its appealing features and prime location, this terraced house in Tongbarn is a wonderful opportunity for anyone looking to settle in Skelmersdale. Don't miss the chance to make this charming property your new home. There is no onward chain delay.







Offers Over £140,000

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Entrance Hall
The spacious entrance hall has laminate flooring fitted and useful walk in store under the stairs.

W.C.
Suite comprising low level W.C. and wall mounted wash basin.

Lounge 17'11 x 10'9 (5.46m x 3.28m)
The through lounge has double glazed French doors leading out to the rear garden and has laminate flooring fitted in a dark oak.

Kitchen with Dining Area 17'11 x 9'11
With a range of modern base and wall units with worktops to accord and including a gas hob with oven below and single drainer sink unit with a mixer tap. The floor is tiled and there is plumbing for a dishwasher and washing machine.
The dining area has ample space for a dining table .

Rear Hall
Tiled floor, stairs to the first floor and uPVC double glazed door out to the rear garden

FIRST FLOOR

Landing
Large store housing the gas combination central heating boiler.

Bedroom 1 11'9 x 10' (3.58m x 3.05m)
A rear facing double bedroom with store cupboard.

Bedroom 2
10'1 x 11' plus door recess (3.07m x 3.35m plus door recess)
A rear facing double bedroom with built in store

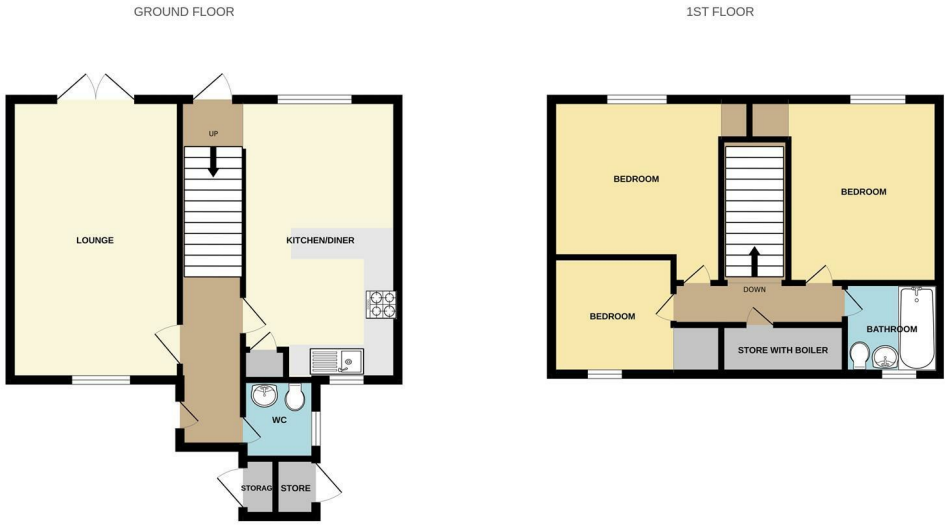
Bedroom 3 7'7 x 7'11 (2.31m x 2.41m)
Front facing bedroom with built in store. Currently used as a dressing room but there is ample space for a single bed.

Bathroom
Modern suite comprising panelled bath with shower attachment , combination suite with low level W.C. and wash basin and vanity unit.

Outside
Th e front of the property the uPVC clad store cupboards houses the meters. An enclosed garden to the rear has a paved patio and decking. The gate to the rear gives pedestrian access to the garage at the rear and additional communal parking.

Garage
Single garage with up and over doors. Garage roof recently replaced.

Note
We understand that the property was rewired in 2019 and the garage roof has recently been replaced. The gas combination boiler was replace in 2019.



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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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.

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