



BRIGHOUSE  
WOLFF

30 Colliery Drive, Skelmersdale, Lancashire WN8 8DD

£155,000



Welcome to this superb apartment located on Colliery Drive in the sought after location of Lathom. Built in 2024 this two bedroom modern residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a stylish living space. It is offered with no onward chain delay and the vendor has added a superb range of fitted wardrobes and has additional extras including the sockets and light switches.

The first floor apartment has a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The spacious lounge is open to the well equipped kitchen which has built in appliances. The apartment boasts two spacious bedrooms. The layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment throughout.

The property features a contemporary bathroom, equipped with modern fixtures and fittings, ensuring a pleasant experience for daily routines. The newly build status of the apartment means you can enjoy the benefits of modern construction, including energy efficiency and low maintenance and the residue of the 10 year NHBC.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, one with EV charging point. This is a rare find in many urban settings and adds significant convenience for residents with cars.

Situated in Lathom, this apartment is well-positioned to take advantage of semi rural location and easy access to local amenities, including shops, parks, and transport links. This apartment on Colliery Drive presents an excellent opportunity for those seeking a contemporary lifestyle in a desirable location. Do not miss the chance to make this lovely apartment your new home.

## GROUND FLOOR

### Canopy Porch

### Entrance Hall

Stairs to the first floor. Smoke alarm fitted.

## FIRST FLOOR

### Hall

Two useful store cupboards. Smoke alarm fitted.

### Lounge with Dining

10'10 x 16'8 max (3.30m x 5.08m max)

The spacious lounge is front facing and is open through to the kitchen There is ample room for a dining table.

### Kitchen

126x 9'7 (38.40mx 2.92m)

The kitchen has an extensive range of base and wall units with worktops and splash backs to accord, with built in tall fridge and freezer, electric hob cooker hood, oven and dishwasher. There is space and plumbing for a washing machine.

Laminate flooring fitted.

### Bedroom 1

12'6 x 10'6 (3.81m x 3.20m)

The main double bedroom is rear facing and has a range of illuminated fitted robes, bedside cabinets and wall units.

## Bedroom 2

8'7 x 9'7 (2.62m x 2.92m)

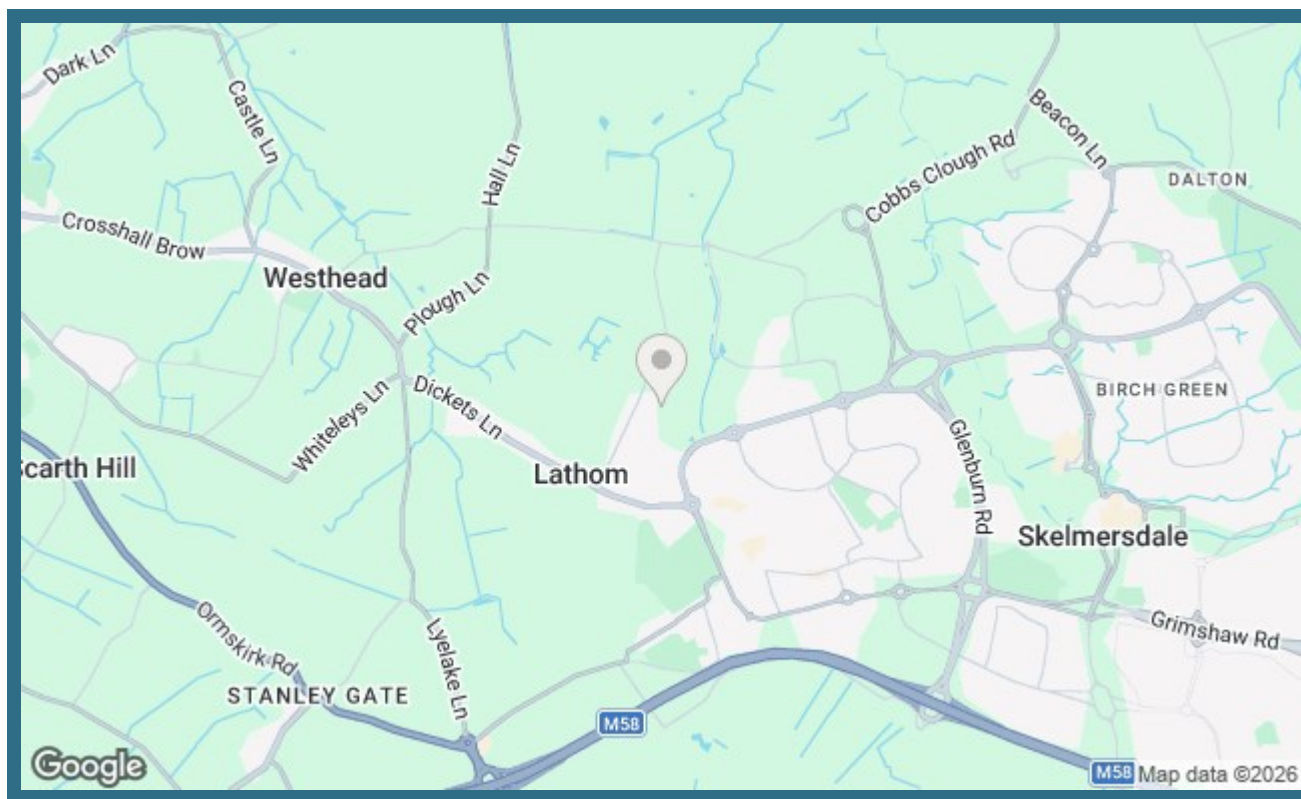
Rear facing with store cupboard housing the gas combination central heating boiler.

## Bathroom

The delightful bathroom suite comprises panelled bath with shower attachment, low level W.C. and pedestal wash basin. Ladder style radiator and extractor fan fitted. The walls are part tiled and laminate flooring fitted.

## Parking

There are two designated parking spaces in front of the apartment , one has EV charging point.



### **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.

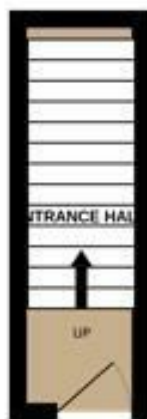
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

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  
82 sq.m. (877 sq.ft.) approx.

FIRST FLOOR  
83 sq.m. (893 sq.ft.) approx.



TOTAL FLOOR AREA: 165 sq.m. (1770 sq.ft.) approx.

We have every attempt to have made to ensure the accuracy of the figures 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 here are not been tested and no guarantee is given as to their operability or efficiency over the years.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>84</b>	<b>84</b>
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	



