



A garden fronted 3 bedroom mid terraced house, which is situated within a cul-de-sac and within easy access of the M58 motorway and a variety of amenities.

Available immediately on an unfurnished basis.

The accommodation which is well presented throughout briefly comprises: Hallway, lounge, modern fitted kitchen and office to the ground floor. To the first floor are three bedrooms and modern shower suite, whilst to the exterior are well proportioned gardens, offering excellent private outdoor living space.

Further benefits include but are not limited to gas central heating and double glazing.

The property is set in a popular residential area within easy access of shops, schools and Skelmersdale town centre. Historic Ormskirk, Ormskirk hospital & Edge Hill University are all located within a short drive.

Council Tax: West Lancs. Council 2025/26

Band: A

Charge: £1560.99



**£825 Per Calendar Month**

# 16 Oak Crescent, Skelmersdale, Lancashire WN8 8EU

## Directions

From our Sandy Lane office proceed to the roundabout taking third exit into Neverstitch Road,. Take third exit off the first roundabout and continue along School Lane and turn right into Sherrat Street. Turn left into Oak Crescent and take first on left and the property is on the left , identified by our board.

## Entrance Hall

**Lounge** 17'11 x 10'5 (5.46m x 3.18m)

**Kitchen** 10'3 x 12'6 (3.12m x 3.81m)

**Utility/Storage** 6'10 x 9'6 max (2.08m x 2.90m max)

## First floor

### Landing

Store housing gas central heating boiler

### Bedroom 1

8'8 x 11'11 plus door recess (2.64m x 3.63m plus door recess)

Built in robe

**Bedroom 2** 10'5 x 12' (3.18m x 3.66m)

### Bedroom 3

Laminate flooring

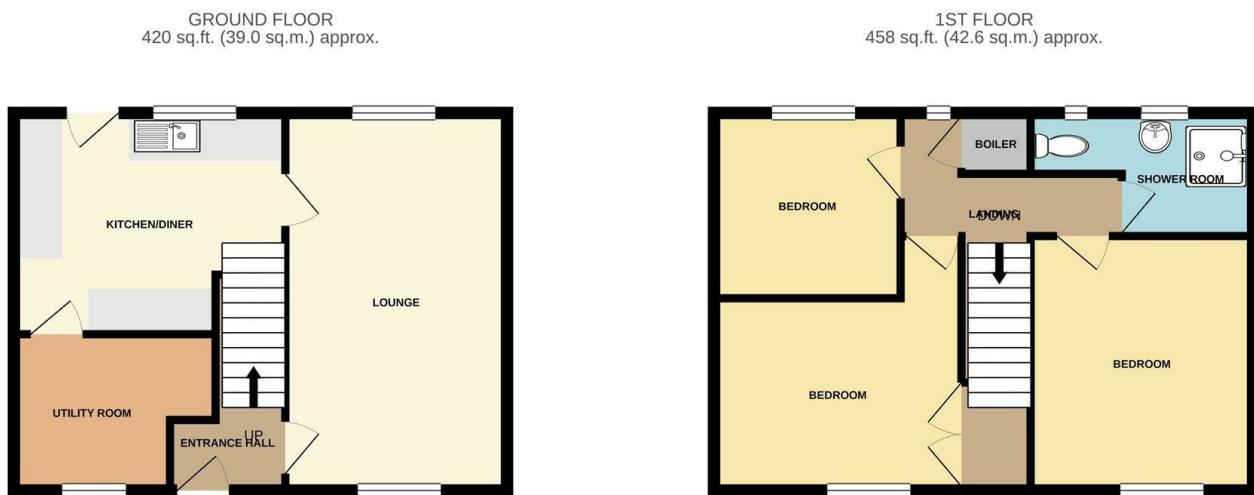
8'9 x 8'9 (2.67m x 2.67m)

### Shower Room

Walk in shower with screen and tiled floor, low level W.C. and hand basin in vanity unit.

### Outside

Enclose garden to the rear. Brick outbuilding



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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## 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.



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