



Ian Anthony
The Estate Agents

34 Kestral Park

Skelmersdale, Lancashire, WN8 6TB

Asking Price Of £179,950

- EXTENDED MODERN DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- FAMILY ROOM
- FAMILY BATHROOM
- FRONT DRIVEWAY & REAR GARDEN
- INTEGRAL GARAGE



www.iananthonyestates.co.uk

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Property Description

SUMMARY

A spacious property with a contemporary style this 3 bedroom detached property offers a modern extension to the rear, kitchen/diner, lounge, family room. There are three bedrooms to the first floor with a family bathroom. Outside comprises a paved driveway to attached garage and a paved enclosed rear garden with wooden summer house. This property must be viewed to appreciate what it has to offer as a whole.

ENTRANCE HALL

LOUNGE

13' 5" x 13' 5" (4.09m x 4.09m) Window to front aspect, door from hallway & double doors into kitchen/dining room, wall mounted electric fire, wooden flooring.

KITCHEN/DINING ROOM

16' 7" x 9' 2" (5.05m x 2.79m) Window & bi-fold doors to family room, variety of wall & base units with counter top fitted five ring gas hob with ceiling fitted extraction hood, shelf fitted oven & grill, space for dishwasher, composite



sink with mixer tap, veg bowl & drainer, continued wooden flooring.

FAMILY ROOM

15' 5" x 12' 3" (4.7m x 3.73m) Window & bi-fold doors to rear aspect, vaulted ceiling with dual velux windows, modern feature brick chimney breast with inset log burner, tiled flooring, hide away projector screen.

UTILITY ROOM

Door to rear aspect, space & plumbing for washing machines & tumble dryer, space for American fridge freezer.

DOWNSTAIRS WC

Continued laminate flooring, low level wc with built in wash hand basin.

INTEGRAL GARAGE

Accessed from either driveway or through utility room, light & power with electric garage door.

FIRST FLOOR

Accessed from entrance hall, carpeted stairs & landing with window to side aspect, built in storage cupboard & attic access from landing.

BEDROOM ONE

11' 11" x 9' 11" (3.63m x 3.02m) Window to front aspect, fitted wardrobes & chest of drawers, carpeted flooring.

BEDROOM TWO

10' 9" x 8' 11" (3.28m x 2.72m) Window to rear aspect, wood style flooring.

BEDROOM THREE

8' 5" x 6' 5" (2.57m x 1.96m) Window to front aspect, built in store cupboard & over bed storage, carpeted flooring.

FAMILY BATHROOM

Frost window to rear aspect, fitted 'P' shaped bath with dual over showers & glass shower screen, pedestal sink with mixer tap, low level wc, heated towel rail, tiled walls & flooring.

EXTERNAL

FRONT ASPECT

Paved driveway to garage with electric up and over door, lawn and flower borders.

REAR ASPECT

Paved rear garden, shrub border, wooden summer house, hot tub & pool table, gate access to side aspect wood store.





ADDITIONAL INFORMATION

The property has a gas central heating system with under floor heating to the first floor and double glazing.

LOCAL AUTHORITY

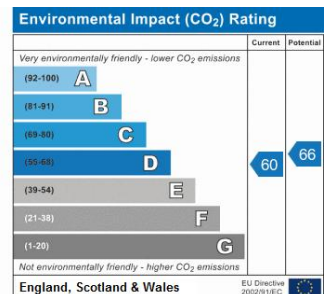
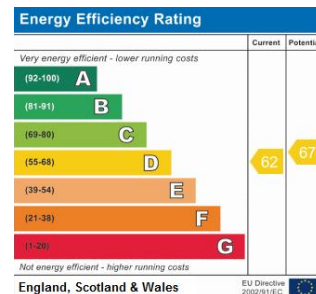
West Lancashire Borough Council, Council Tax - Band C.

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

VIEWING

Viewing strictly by appointment through the Agents.



I/We approve these sales particulars (with amendments as marked) and authorise Ian Anthony to print and distribute them. I/We understand that all items listed in the particulars are included in the sale and must not be removed unless agreed in advance with the buyer. I/We will inform you immediately should any material change be made to the property.

Signed _____

Date _____

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.