



McGUIRE
ESTATE AGENTS

2 Bed Semi-Detached

£80,000



Ferndale Skelmersdale, WN8 6QY

Located at the end of a quiet cul de sac is this refurbished semi detached property which would be ideal for a first time buyer or investor. The property comprises of a spacious living room, dining room, modern fitted kitchen, 2 bedrooms & modern bathroom. Rear Garden & Driveway

Key Features

Semi Detached Property

Refurbished inc New Fitted Kitchen

Living Room

Dining Room

2 Double Bedrooms

Modern Bathroom

Contemporary Gardens and
Driveway

No Onwards Chain

Location

Located at the end of a quiet cul de sac is this refurbished semi detached property which would be ideal for a first time buyer or investor. The property is ready to Let and can achieve £575mth. We would be happy to market for tenants immediately should this appeal to the Investor buyer.

To the ground floor is a spacious living room, dining room and newly fitted kitchen. To the first floor are two good sized bedrooms and modern bathroom.

Outside is a well maintained contemporary rear garden and to the front is a low maintenance front garden and driveway.

There are a number of OFSTED rated "Good" schools including Woodland Community Primary School, St Johns Catholic Primary School & Upholland High School.

Skelmersdale is a fantastic commuting town located near the M58 motorway which connects to the M6 & M57 motorways.

Ground Floor

LIVING ROOM - 11' 10" x 16' 2" (3.61m x 4.95m) 2 x double glazed windows overlooking the front aspect of the property, electric fire with modern surround, laminate flooring & radiator.

DINING ROOM - 8' 11" x 7' 1" (2.74m x 2.17m) Double glazed sliding patio doors opening onto the patio area of the rear garden, laminate flooring & radiator.

KITCHEN - 8' 7" x 9' 3" (2.62m x 2.82m) A newly fitted contemporary kitchen with white high gloss soft close units and wooden work tops. Integrated electric oven, gas hob with extractor over & stainless steel sink with drainer. Double glazed window and door giving access to the rear garden.



First Floor

MASTER BEDROOM - 12' 11" x 12' 6" (3.94m x 3.83m) Double glazed window overlooking the front aspect of the property, large storage cupboard, laminate flooring & radiator.

BEDROOM TWO - 8' 11" x 9' 4" (2.74m x 2.87m) Double glazed window overlooking the rear garden, laminate flooring & radiator.

BATHROOM - 5' 8" x 6' 9" (1.75m x 2.08m) A modern bathroom suite comprising of a bath with shower over, pedestal sink and low level W.C. Fully tiled walls & floor, double glazed window & chrome towel radiator.

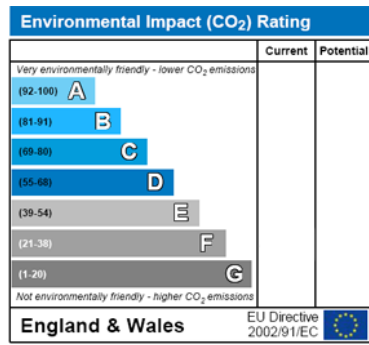
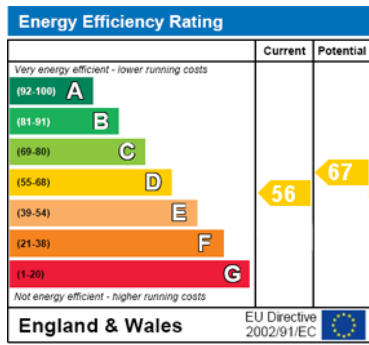


Exterior

OUTSIDE - To the rear of the property is a sunny south facing, contemporary garden with patio area, circular lawn and decorative stone. To the front is a low maintenance front garden with decorative stone and driveway.



Energy Efficiency and Environmental Impact



Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.