

# Ian Anthony

The Estate Agents



**189 Millrose Close, Skelmersdale, WN8 8QT**

**Asking Price £225,000**

Well presented detached family home has to be viewed. Located in the popular residential location of Old Skelmersdale convenient for local amenities. . The ground floor accommodation briefly comprises of an entrance hall, kitchen leading through to large open plan living/dining and downstairs bedroom with en - suite shower room. Whilst to the first floor their are 3 bedrooms and a generously sized family bathroom. Outside there are gardens to the front and rear, the rear garden also features a lovely summerhouse with power and lighting. Viewings are highly recommended to appreciate what this very well presented property has to offer.

## ENTRANCE HALL

UPVC part glazed front door, storage cupboards, laminate flooring. Doors leading...

## LIVING/DINING ROOM



A large extended living /dining room has large bi-fold doors opening onto a generous decking area, window to the rear aspect, laminate flooring.

## KITCHEN



Window to front aspect. Range of fitted wall and base units with stainless steel sink and drainer. Integrated appliances include double oven, 5 ring gas hob and extractor. Plumbing space available for tall fridge/freezer, dishwasher, washer and dryer. Full tiled floor and laminate flooring. Open to Living/Dining room

## BEDROOM 1

Bay window to front aspect. Ample space for wardrobes and door leading...

## EN - SUITE



WC, pedestal washbasin and shower cubicle with glass shower screen and tiled floor.

## FIRST FLOOR

## STAIRS AND LANDING



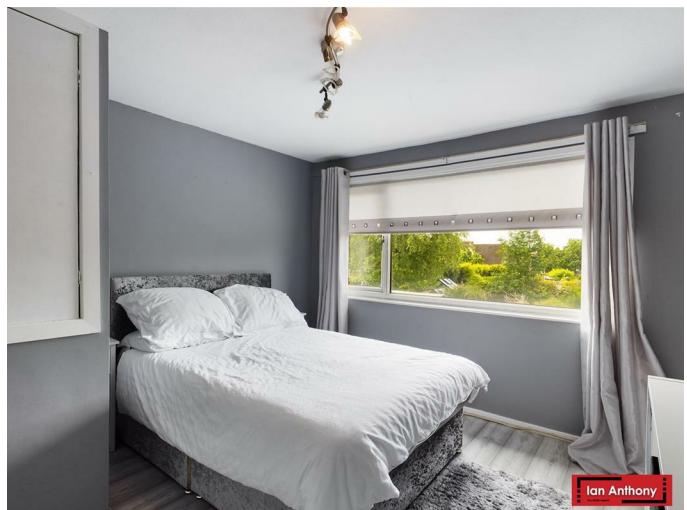
Doors leading...

## BEDROOM 1



Window to rear aspect, fitted wardrobes with sliding doors. TV point.

## BEDROOM 2



Window to rear aspect. Built-in cupboard provides ample storage space. Laminate flooring.

## BEDROOM 3



Window for front aspect. Built-in cupboard provides ample storage space. Laminate flooring.

## FAMILY BATHROOM



Window to the front aspect. Modern bathroom suite comprising a free standing bath with mixer tap, shower cabinet with waterfall showerhead and adjustable shower head, hand washbasin, WC and ladder radiator. Bamboo flooring and ceiling spotlights.

## OUTSIDE

## FRONT GARDEN



Block paved driveway providing ample parking. Double timber gate leading to side aspect.

## REAR GARDEN



Well presented enclosed rear garden with decking seating area, built in seating, lawn and raised flowering shrub boarders.

## ADDITIONAL INFORMATION

The property has a gas central heating system and is double glazed throughout.

## ENERGY PERFORMANCE RATING

The property's current energy rating is . It has the potential to be ,

## LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band B.

## 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.

## TENURE

PLEASE NOTE: We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

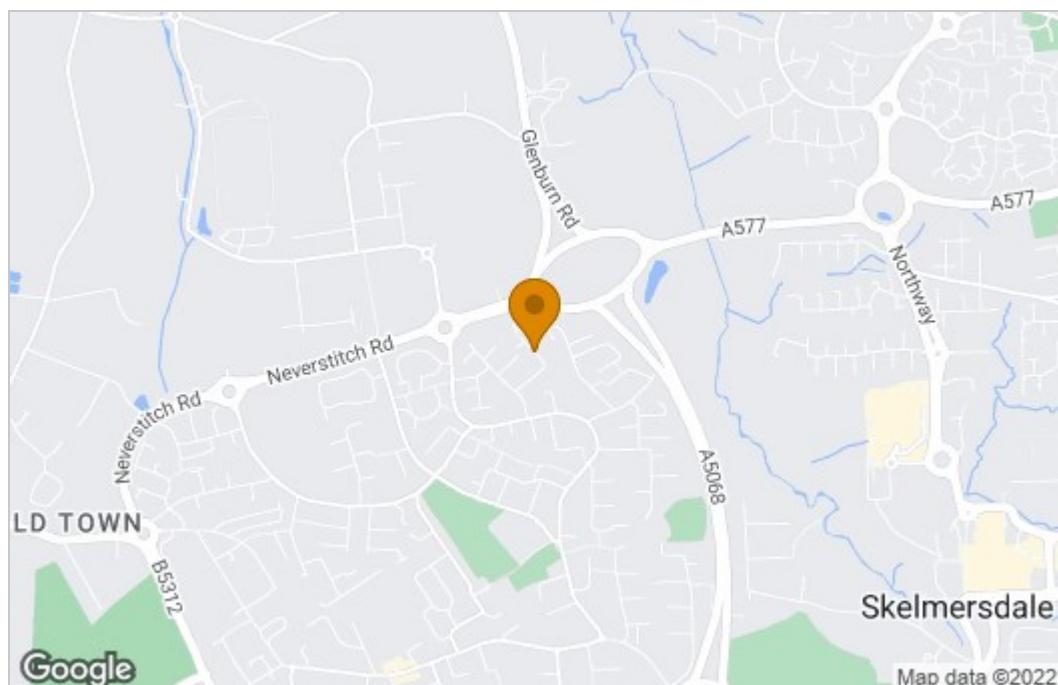
**VIEWINGS**

Viewing strictly by appointment through the Agents.

## Floor Plan



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.