

# Ian Anthony

The Estate Agents



**9 Clayton Street, Lancashire, WN8 8HX**

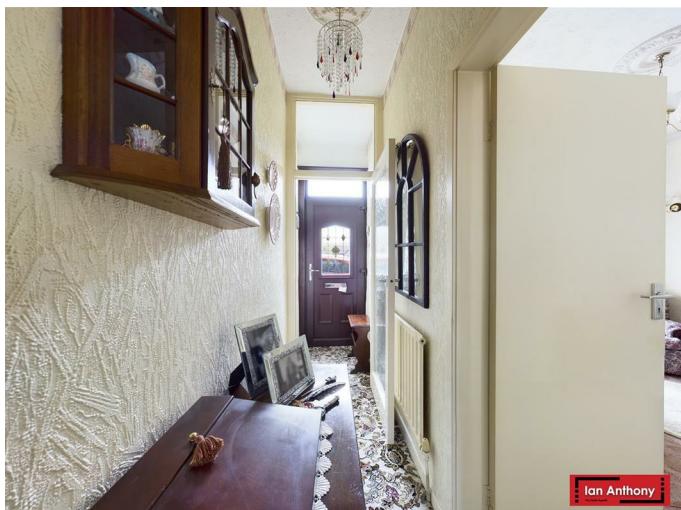
**Asking Price £149,950**

Semi-Detached House with added outbuildings. Situated on Clayton Street in Skelmersdale, the property is ideal for first-time buyers and prospective landlords alike. The property briefly comprises a living room, dining room, shower room and separate WC. The first floor is host to three double bedrooms. The property is in need of some modernisation/improvements. Great location for local road and motorway networks via the M58 to M5 and M57.

## SUMMARY

Semi-Detached house with added outbuildings. Situated on Clayton Street in Skelmersdale, the property is ideal for first time buyers and prospective landlords alike. The property briefly comprises of a living room, dining room, shower room and separate WC. The first floor is host to three double bedrooms. Call Ian Anthony for a viewing 01695 580 888.

## ENTRANCE HALL



Entrance hall with vestibule and a UPVC front door.

## DINING ROOM 11'10" x 10'11" (3.61 x 3.33)



Window to the front aspect. Electric fireplace with wooden surround.

## LIVING ROOM 15'11" x 13'5" (4.85 x 4.09)



Windows to the side and rear aspects. Living flame gas fire place with brick surround. Under stairs storage.

## KITCHEN 8'11" x 7'7" (2.72 x 2.31)



Window to the side aspect and door to the garden. Matching wall and base units with integrated stainless steel sink and extractor hood. Space for an oven and fridge/freezer.

## SHOWER ROOM 6'2" x 5'7" (1.88 x 1.7)



Window to the rear aspect and tiled walls. Walk-in shower and hand wash basin.

## WC 5'2" x 2'6" (1.57 x 0.76)



Separate room containing a WC.

## STAIRS AND LANDING



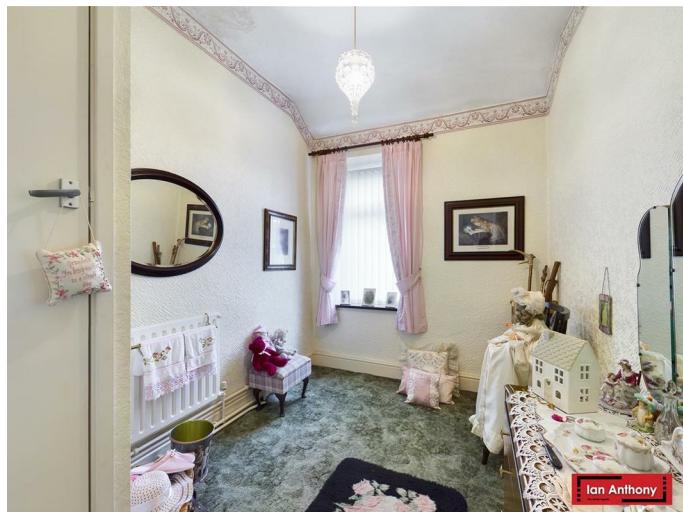
Stairs to the first floor and loft access.

## **BEDROOM ONE 15'5" x 11'0" (4.7 x 3.35)**



Window to the front aspect and built-in wardrobe.

## **BEDROOM TWO 13'6" x 7'11" (4.11 x 2.41)**



Window to the rear aspect.

### **BEDROOM THREE 10'6" x 7'5" (3.2 x 2.26)**



Window to the rear aspect and built-in airing cupboard.

## OUTSIDE



## FRONT



Gated side access to the rear of the property. Off-road parking to the side aspect.

## REAR



Cobblestone rear leading to outbuilding and garage.

## OUTBUILDING / UTILITY 19'3" x 10'3" (5.87 x 3.12)



Wall and base units with plumbing space for a washer and dryer. There is also mains electricity to accomadte a chest freezer etc.

## GARAGE 19'3" x 11'7" (5.87 x 3.53)



Detached garage with mains electricity.

## ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

## ENERGY PERFORMANCE

This property's current energy rating is 57. It has the potential to be 82.

## LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band A.

## 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.

## VIEWING

Viewing strictly by appointment through the Agents.

## Floor Plan



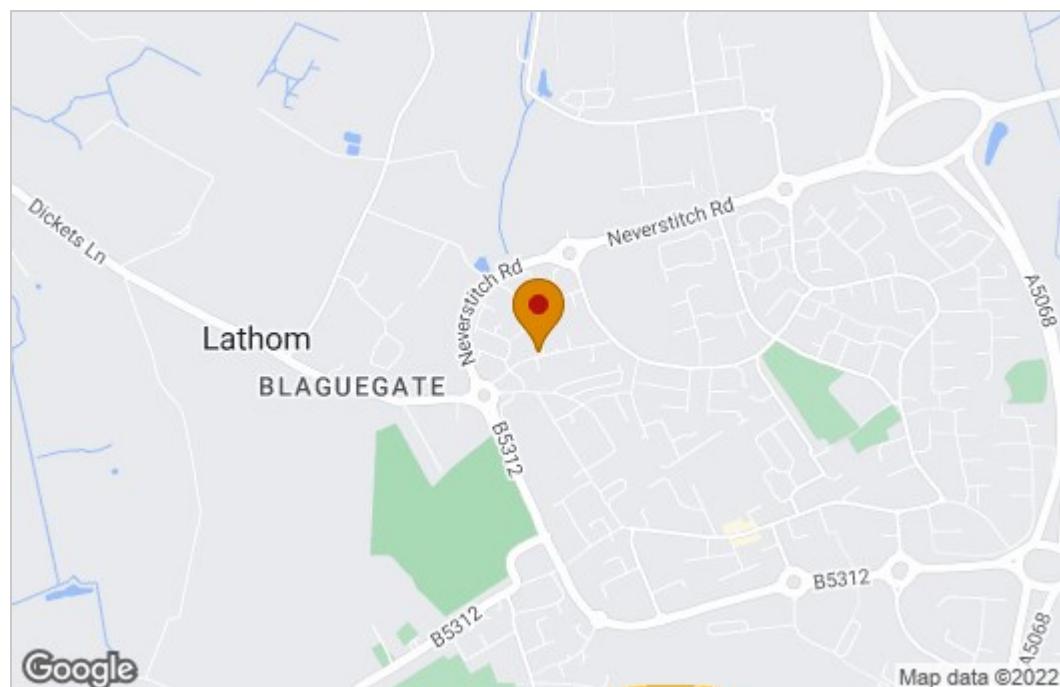
Approximate net internal area: 949.88 ft<sup>2</sup> / 88.25 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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## Area Map



## Energy Efficiency Graph

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.