



Castlehey, Skelmersdale, WN8

£100,000

Guide Price

Tenure: Freehold, **Bedrooms:** 4

..... MUST SEE ::::: IMMACULATELY PRESENTED END TERRACE This lovely property is a must see, don't delay providing excellent value for money early viewing is recommended.

Key features:

- End terrace property
- 4 Bedrooms
- Modern open plan kitchen/diner
- Large lounge/diner
- Family Room
- Conservatory
- En-suite To master bedroom
- Garage/store
- GCH
- Full UPVC
- NO CHAIN

Extra info:

- **Property Age:** 54 years
- **Council Tax:** Band A (£1226.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



..... SPACIOUS END TERRACE PROPERTY

Housesimple are pleased to present to the market this spacious end terrace property situated in a popular area of Skelmersdale. This lovely property has been modernised throughout to a very high standard and is immaculately presented, this would make an ideal family home having 4 good size bedrooms and many features and would be ideal for a first time buyer.

From the main entrance you enter a porch which opens in to the large kitchen/diner. The kitchen has been fully fitted with modern units and has integrated appliances and co-ordinating worktops, there is a separate dining area and a staircase which leads to the first floor, there is wooden flooring throughout.

Door leads from the dining area in to the large lounge which has patio doors leading on to the garden, there is wooden flooring and feature fire and fireplace, off the lounge is the family room/study which opens one way in to the conservatory which overlooks the rear garden and to the left gives access to the garage/storage room.

To the first floor is a large master bedroom which has an en-suite bathroom with walk in shower, there are a further 3 good size bedrooms. A family bathroom is spacious with white suite with a corner bath and vanity unit.

At the front of the property is a garden area and driveway giving off street parking, to the rear is a garden with patio area.

Amenities and schools are nearby and the property is ideally situated for good road and transport links and the nearby motorway network is a few minutes away.

This is a lovely spacious property which is immaculately presented throughout and ideal for a family or for a first time buyer, having many features we thoroughly recommend early viewing to fully appreciate all qualities this lovely property has to offer.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

162, Castlehey, SKELMERSDALE, WN8 9DT

Dwelling type: End-terrace house	Reference number: 9118-1079-7253-6251-6990
Date of assessment: 19 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 22 July 2019	Total floor area: 143 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,267
Over 3 years you could save	£ 216

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 267 over 3 years	£ 267 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 216 over 3 years </div>
Heating	£ 2,682 over 3 years	£ 2,466 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 3,267	£ 3,051	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8ebf42; text-align: center;">(81-91) B</td> <td style="background-color: #c4d600; text-align: center;">(69-80) C</td> <td style="background-color: #f1c232; text-align: center;">(55-68) D</td> <td style="background-color: #e67e22; text-align: center;">(39-54) E</td> <td style="background-color: #d35400; text-align: center;">(21-38) F</td> <td style="background-color: #c0392b; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="7" style="text-align: center; font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs							<table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <tr> <th style="background-color: #d9d9d9;">Current</th> <th style="background-color: #d9d9d9;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">68</td> <td style="text-align: center; font-size: 2em;">78</td> </tr> </table>	Current	Potential	68	78	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 216
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 906

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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