



**Eskdale  
Skelmersdale  
Lancashire  
WN8 6ED**

**Offers In Excess Of £97,000**

**bettermove**

# Eskdale Skelmersdale

Bettermove are proud to present this 4 bedroom terraced house in Lancashire available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has on street parking available.

The council tax band is A.

The interior of this property comprises a spacious living room, w/c and fitted kitchen/diner on the ground floor. The first floor consists of 4 bedrooms and a shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Skelmersdale, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M58, M6 and many local bus routes.

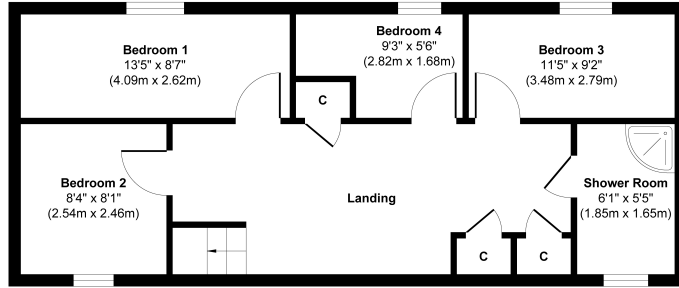
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

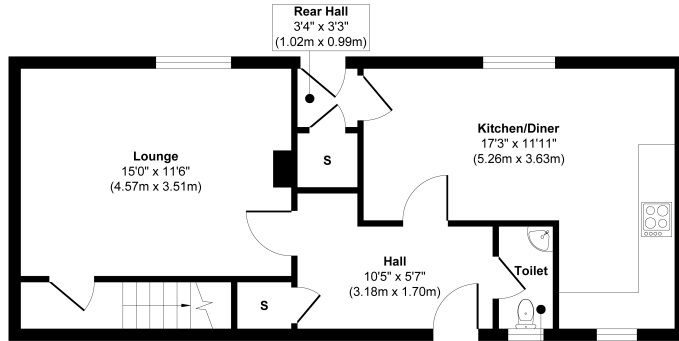
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





First Floor  
Approximate Floor Area  
522 sq. ft  
(48.49 sq. m)

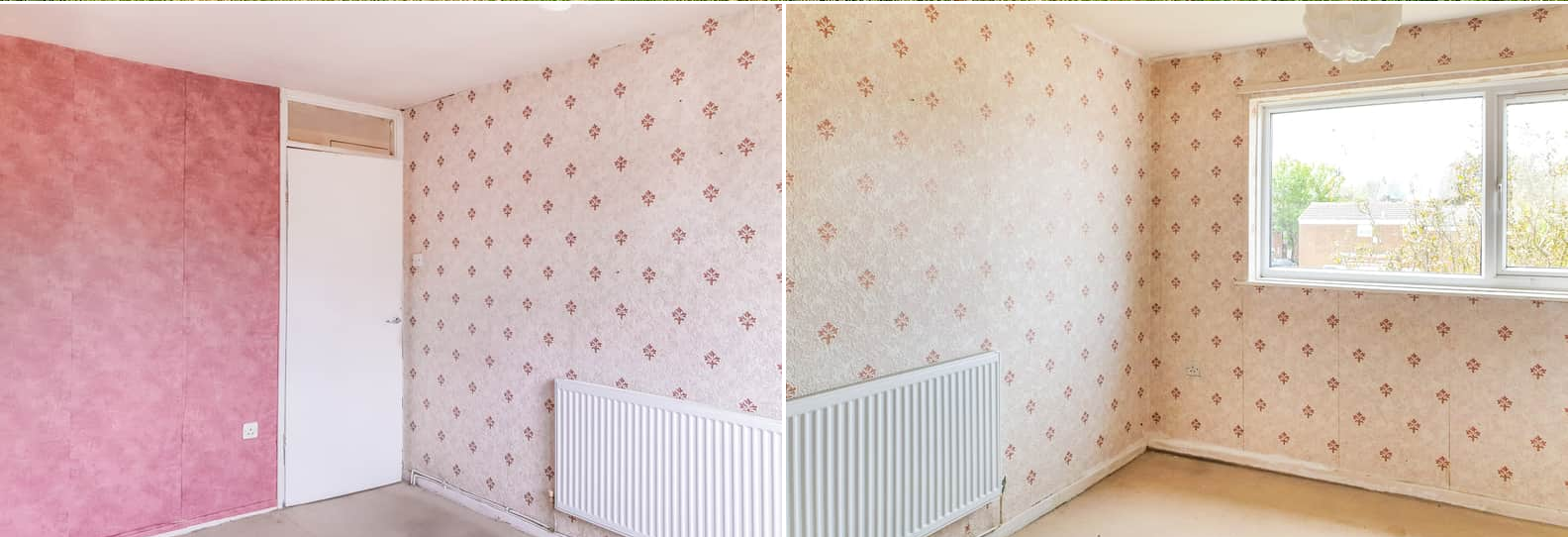


Ground Floor  
Approximate Floor Area  
522 sq. ft  
(48.49 sq. m)

Approx. Gross Internal Floor Area 1044 sq. ft / 96.98 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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