



HEALY SIMPSON

PROPERTY CONSULTANTS SINCE 1880



53, Ledburn, Skelmersdale, WN8 6TU
Offers in the Region Of £175,000

- Four bedrooms
- Fully fitted kitchen
- Viewing recommended
- Parking to the front



53, Ledburn, Skelmersdale, WN8 6TU

We are pleased to offer for sale this four bedroom semi-detached property. The very well presented accommodation includes a modern high gloss fitted kitchen with integrated appliances and media wall to the lounge with a fitted bioethanol living flame fire. Viewing is highly recommended.

Accommodation

Ground floor

Entrance hall

Ground floor W.C.

Fully tiled and fitted with W.C. and basin

Kitchen 11' 7" x 10' 5" (3.54m x 3.18m)

Fully fitted kitchen in high gloss pebble colour with integrated oven, microwave, fridge/freezer, dishwasher and 5 ring gas hob.

Through lounge/dining room 23' 9" x 10' 10" (7.24m x 3.30m)

With media wall with space for a TV and a recessed living flame fire in a tiled hearth.

First floor

Landing

Bedroom One 13' 10" x 8' 10" (4.22m x 2.68m)

Bedroom Two 11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom Three 11' 9" x 6' 3" (3.57m x 1.90m)

Bedroom Four 8' 7" x 6' 5" (2.62m x 1.96m)

Bathroom 9' 9" x 5' 9" (2.96m x 1.74m)

Fitted with white bath, W.C, basin and shower cubicle with electric shower.

Externally

The property has a blocked paved garden area to the front and enclosed garden to the rear. Parking for one vehicle is allocated on the street immediately to the front of the property.

Services

All mains services are available and connected. Gas fired central heating is provided by a Baxi combi boiler located in the kitchen.

Tenure

Understood to be freehold. Legal Adviser to confirm.

Viewing

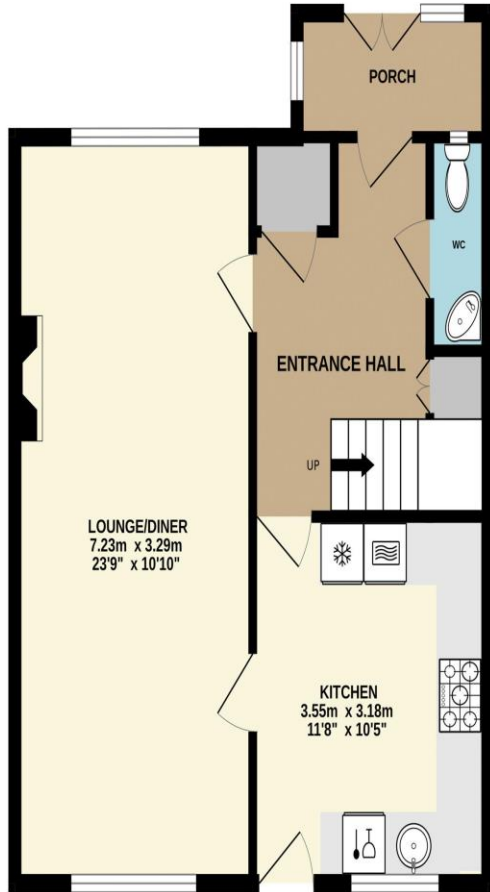
Viewings by appointment only. Please contact our office on 01942 241797 or by email enquiries@healysimpson.co.uk

Disclaimer

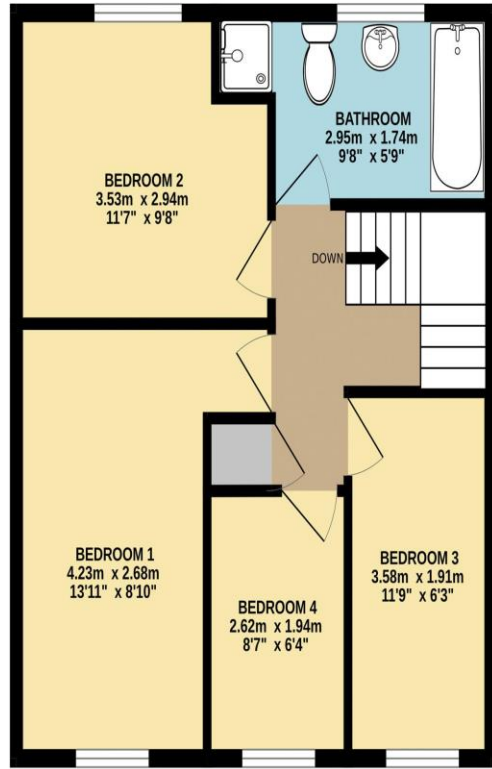
These particulars have been prepared as a general guide only and complete accuracy cannot be guaranteed. This brochure does not form a contract or any part of a contract. Interested parties should seek professional verification on points of importance or concern.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

53, Ledburn
SKELMERSDALE
WN8 6TU

Energy rating

C

Valid until: **22 January 2028**

Certificate number: **8738-7729-5820-6577-5922**

Property type

Semi-detached house

Total floor area

96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60