



nswproperties

ENSTONE, SKELMERSDALE WN8

ASKING PRICE: £450.00 PCM

## Enstone, Skelmersdale, WN8

NSW Properties are pleased to present this 3 bedroom detached house located in the Elmers Green area of Skelmersdale, within minutes walk of local amenities including many schools, shops and transport services.

The property is currently undergoing a full redecoration throughout. The downstairs of the property briefly comprises of entrance hallway leading to each room individually. A good sized modern fitted kitchen diner with patio door leading to a good sized rear garden, perfect for entertaining. Also off the hall is a spacious lounge.

To the upstairs there are 3 bedrooms and a modern fitted bathroom.

### Property Details

Available: Immediately

Bedrooms: 3

Lounge: 1

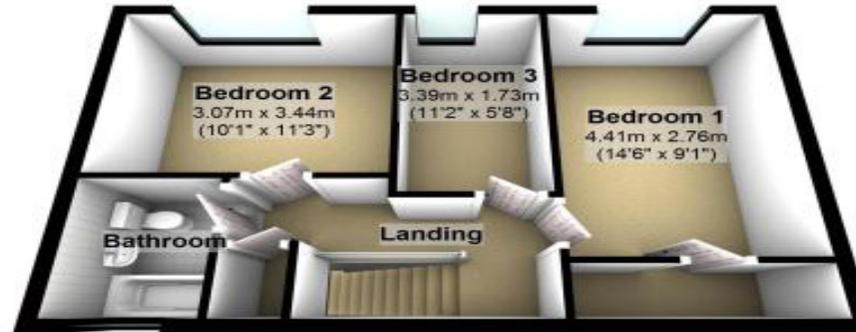
Rent: £450.00 per month

Deposit: £450.00





**First Floor**  
Approx. 43.0 sq. metres (462.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	47	53	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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**Disclaimer**

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. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and

