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**65**

## Flat 40 Flimby, Skelmersdale, Lancashire WN8 6PD

GUIDE PRICE **£35,000+**\*

VACANT RESIDENTIAL

### Description

A first floor three bedroom apartment within a purpose built block. The flat benefits from double glazing, central heating, intercom system, parking and communal gardens and would be suitable for occupation or investment purposes with a potential rental income of approximately £5,400.00 per annum.

### Situated

Off Birch Green Road in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

### Ground Floor

Communal Entrance

### First Floor

Flat Hall, Living Room, Kitchen,  
Three Bedrooms (one with en  
suite WC) Wet room/WC

### Outside

Parking, Communal Gardens.

### EPC Rating

C

### Council Tax Band

A.

