



BRIGHOUSE  
WOLFF

7 Hawker Drive, Skelmersdale, Lancashire WN8 6BW  
£299,000







Nestled in the ever popular Holland Park, Skelmersdale, this impressive detached house on Hawker Drive offers a perfect blend of comfort and modern living. Built circa 2004, the property boasts a contemporary design that is both stylish and functional. Solar panels fitted under the Shader Greener Scheme in 2013.

Superbly presented by the current owners and comprising a spacious entrance hall, cloaks, two reception rooms a large conservatory, modern fitted kitchen with utility off and four bedrooms, en suite and family bathroom. The layout provides ample space for relaxation and social gatherings, making it a wonderful home for families of all sizes. The four well-proportioned bedrooms offer a peaceful retreat, ensuring everyone has their own personal space. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

The exterior of the property features ample off road parking , providing convenience for residents and visitors alike. The surrounding area is accessibility to local amenities, making it an attractive choice for those seeking a vibrant neighbourhood.

This delightful home on Hawker Drive is not just a property; it is a place where memories can be made. With its generous living spaces and modern conveniences, it presents an excellent opportunity for anyone looking to settle in a welcoming community. Do not miss the chance to make this charming house your new home.

### Entrance Hall

With stairs to the first floor and laminate flooring fitted.

### Dining Room

9'9 into bay x 8'8 (2.97m into bay x 2.64m)

The dining room is front facing and has a double glazed bay window.

### Cloaks

Low level W.C. and wall mounted wash basin.

### Lounge

14' x 14'2 (4.27m x 4.32m)

Superb lounge leading into the large conservatory and having a coal effect fire with feature surround fitted.

### Conservatory

14' x 12'2 (4.27m x 3.71m)

The large double glazed conservatory has brick base and French doors out to the rear garden, which has open views to the rear. Laminate flooring fitted.

### Kitchen

13'4 narrowing to 9'1 x 10'2 (4.06m narrowing to 2.77m x 3.10m)

The kitchen has an extensive range of high gloss base and wall units with worktops and splash backs to accord. Incorporating a one and one half sink unit with mixer tap, electric hob with hood over, Bosch oven at eye level, dishwasher, integrated fridge and freezer.

### Utility

Sink unit and plumbing for a washing machine. Door to side elevation.

## FIRST FLOOR

### Landing

Roof void, which is partially boarded with lighting and accessed via a pull down ladder. Useful store cupboard.

### Principal Bedroom

11'8 x 8'9 plus fitted robes (3.56m x 2.67m plus fitted robes)

Front facing with a wall length range of fitted wardrobes.

## Dressing Area

Fitted robes

## Ensuite

Attractive suite comprising tiled shower compartment, wash basin, with vanity, and W.C. Tiled walls.

## Bedroom 2

11'3 x 8'4 (3.43m x 2.54m)

Rear facing with fitted robes.

## Bedroom 3

8' x 11'2 (2.44m x 3.40m)

Front facing

## Bedroom 4

11'1 x 8'4 (3.38m x 2.54m)

Rear facing

## Family Bathroom

Attractive suite comprising panelled bath with shower attachment , low level W.C. and pedestal wash basin. Part tiled walls and tiled floor.

## Gardens

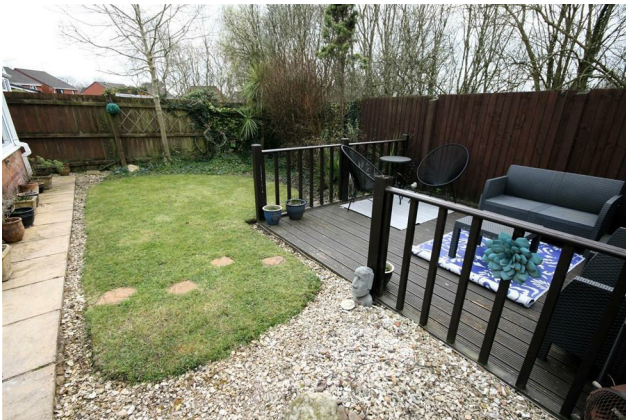
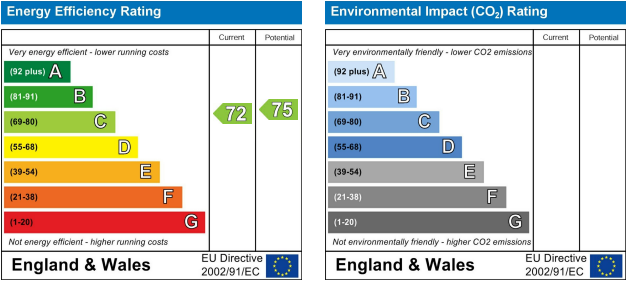
Block paved to the front for off road parking for two cars and the mature garden to the rear, which is not directly overlooked to the rear, is a real feature of the property. Comprising a flagged patio, lawn area with mature borders and decked patio.

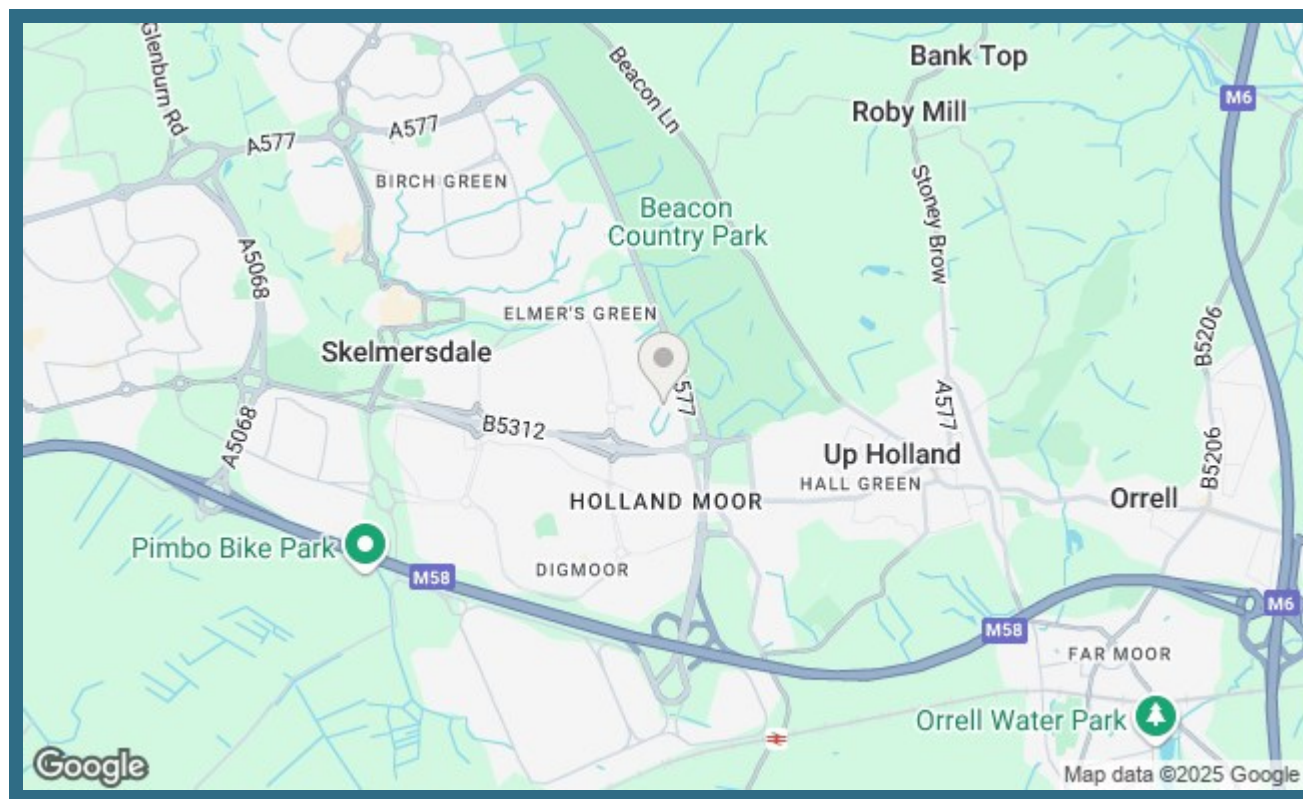
## Integral Garage

The single integral garage has up and over door.

## Solar Panels

Solar panels are fitted under the "Shade Greener " scheme on the south facing roof. Fitted in 2013 on a 25 year lease which is transferrable.





### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

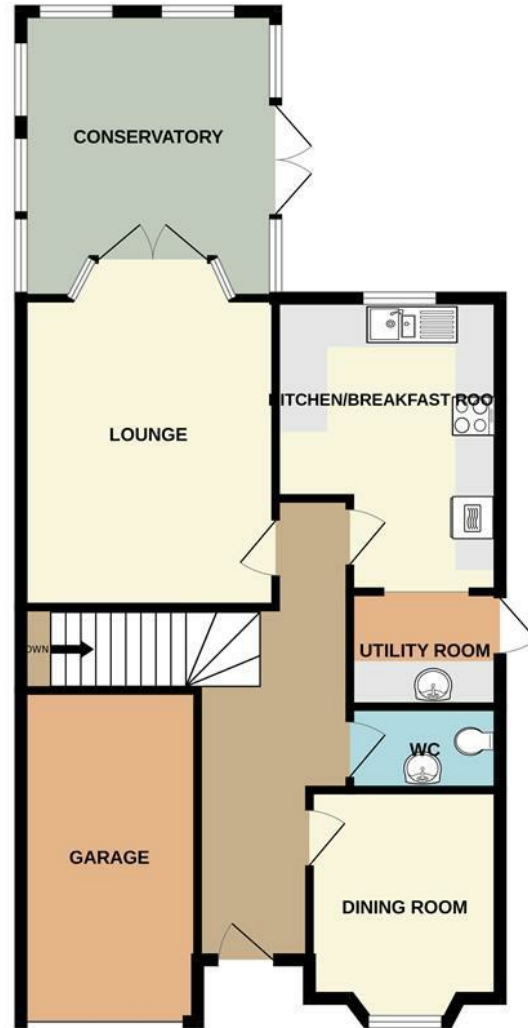
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 1445 sq.ft. (134.3 sq.m.) approx.

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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