

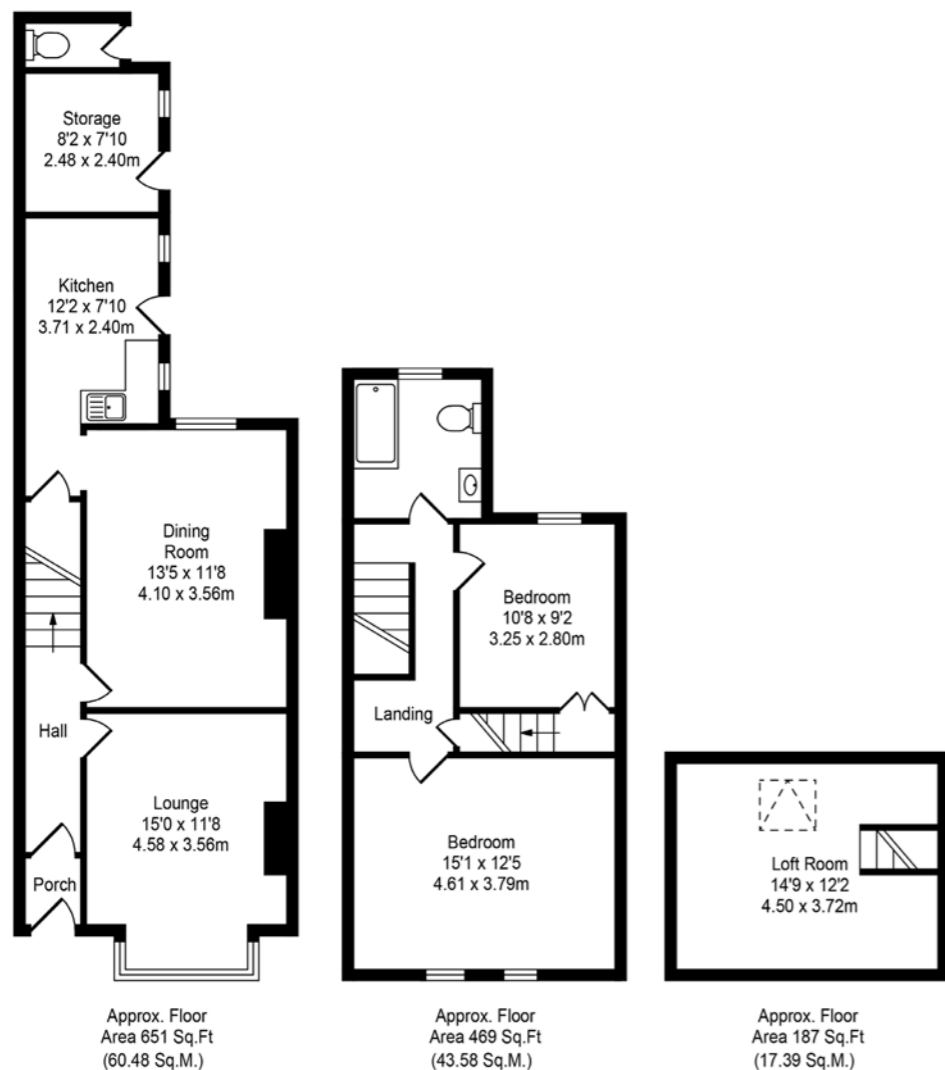


Ormskirk: 01695 570102  
Southport: 01704 778668

Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

**Total Approx. Floor Area 1307 Sq.ft. (121.45 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: B

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

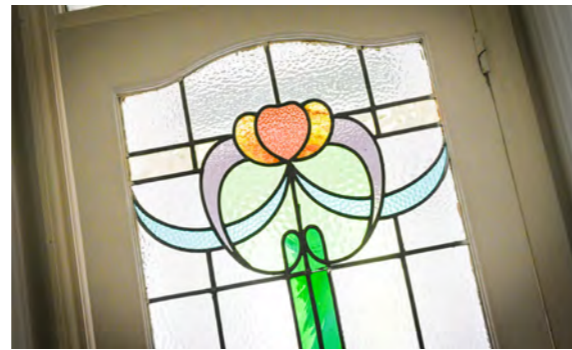
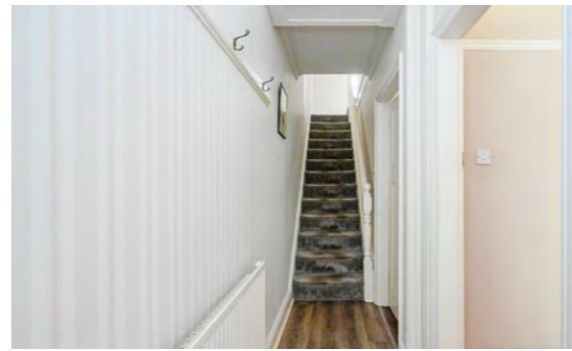
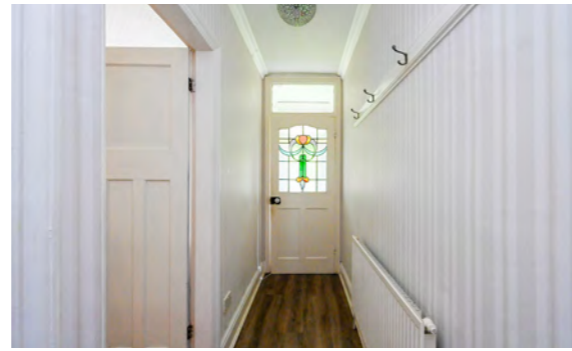
Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this well-presented three-bedroom semi-detached family home, residing within a generous plot along the popular Liverpool Road in Skelmersdale, West Lancs.

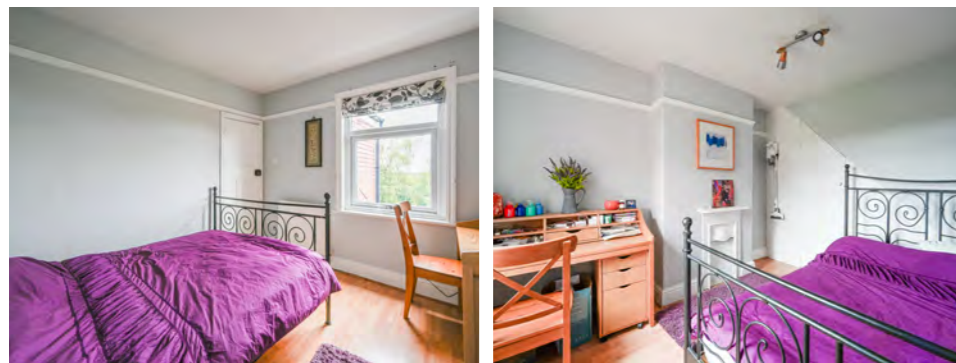
Ideally positioned this impressive Victorian property resides within close proximity to a host of local amenities and retailers, whilst also enjoying excellent transport and commuter links.

Approached via a private flagged driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch, with one received into a brightly lit entrance hallway. The front of the property enjoys a spacious bay-fronted main living room, which is well-decorated and centred around a gas feature fireplace. Residing centrally resides a second living room which is presently utilised as a dining room and again is centred around a feature fireplace with bespoke cabinetry storage and dual aspect windows flooding the room in natural light. The rear of the property enjoys a beautifully finished kitchen, designed in a tongue and groove cashmere shaker design and featuring an array of wall, base and tower units. A range of integrated appliances and stylish contrasting work-surfaces adorn this contemporary space and combine to create a modern central hub for this traditional family home.

Appointed over three floors, the first floor enjoys the main bedroom along with a second bedroom. The main family bathroom also resides to this floor and its fully tiled, providing walk in double shower, WC and vanity wash hand basin, all finished on a contemporary design. The second floor provides the third bedroom which is again of good proportions and neutrally decorated.

An ample patio terrace resides to the rear of the property and provides the ideal place to entertain. A large centrally turfed lawn extends to the rear of the plot and is flanked by established hedging and plants. Extending to a generous 1,307 square feet of contemporary living accommodation and enjoying gas central heating and double glazing throughout, internal view is highly advised to fully appreciate all on offer within this compelling family home.





KEY FEATURES

- Semi-Detached Family Home
- Three Bedrooms
- Circa 1307 Square Feet
- Beautifully Finished Kitchen
- Two Reception Rooms
- Good-Size Rear Garden
- Driveway Parking



