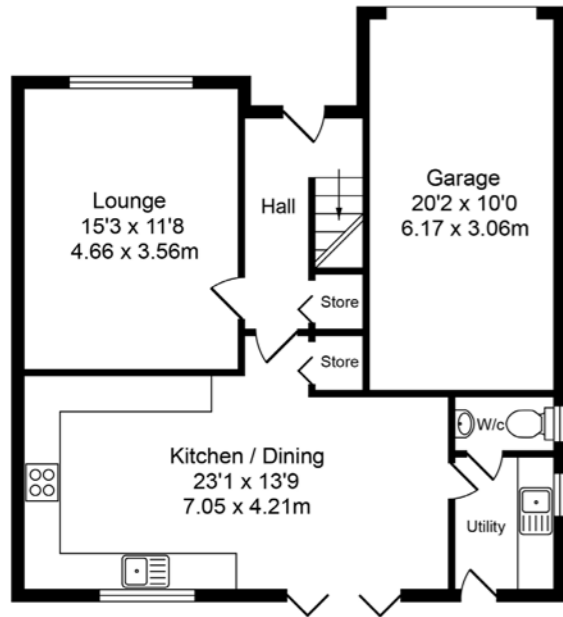




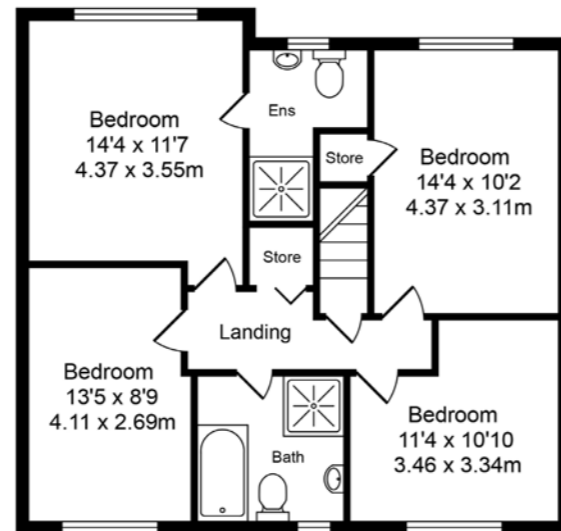
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1575 Sq.ft. (146.3 Sq.M.)**

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



**Ground Floor**  
Approx. Floor Area 815 Sq.Ft (75.7 Sq.M.)

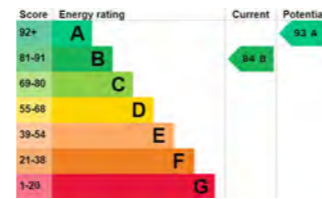


**First Floor**  
Approx. Floor Area 760 Sq.Ft (70.6 Sq.M.)



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

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 beautifully presented four-bedroom detached executive property, residing within a generous corner plot along the attractive Oakhill Drive in Skelmersdale, West Lancs.

Ideally positioned this vibrant property still enjoys the remainder of a 10-year NHBC new build warranty and is located within close reach of a host of local amenities and retailers, whilst also enjoying excellent transport and commuter links. With several highly regarded primary and secondary schools also residing nearby, this flexible property would be the ideal family home.

Approached via a private driveway which leads to an attached 1.5 garage with EV charging point, access is granted via the modern composite front entrance, with one received into a spacious and naturally lit entrance hallway. Premium herringbone 'Amtico' flooring runs underfoot throughout, with the front right of the property enjoying a large main living room. The rear of the property boasts an extensive 23 ft dining kitchen which has been fitted with an array of wall, base and tower units, finished in a premium gloss cashmere design and boasting a wealth of integrated appliances and stylish contrasting work-surface. An ample living/dining area is well-lit via modern patio doors overlooking the rear garden. The ground floor accommodation is completed with a handy utility room and adjoining WC.

Ascending to the first floor the property enjoys four well-proportioned family bedrooms, all of which are neutrally decorated and all enjoying a pleasant outlook over the surrounding area, with the main bathroom enjoying a lavish tiled en-suite bathroom. The property is well-served by a tiled family bathroom providing bath, separate walk-in shower, WC and wash hand basin with heated towel rail radiator.

Externally the property has been professionally landscaped to the front, side and rear of this appealing wrap-around plot. A large centrally turfed lawn is bordered by a range of shrubs, plants and timber & brick fencing and walls, with an ample patio terrace extending around the exterior of the property and providing an ideal place in which to entertain. Extending to an generous 1,575 square feet of prime living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within this magnificent home.

