

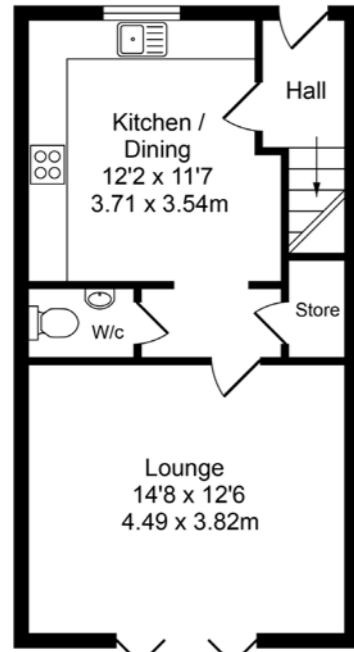


Ormskirk: 01695 570102
Southport: 01704 778668

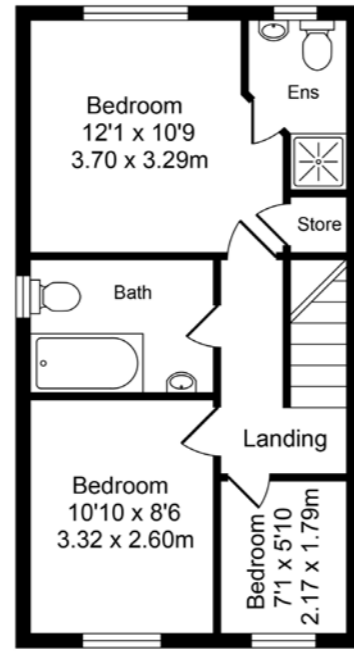
Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 842 Sq.ft. (78.2 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 421 Sq.Ft (39.1 Sq.M.)

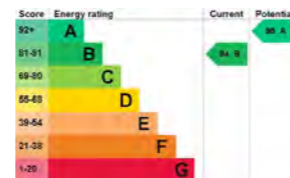


First Floor
Approx. Floor Area 421 Sq.Ft (39.1 Sq.M.)



Tenure: We are advised by our client that the property is Leasehold
Term of Lease: 125 years from 05/03/2021
Years Remaining on Lease: 122 years
Ground Rent: TBC
Service Charge: £33 pcm
Lease Management Fee: £25.61
Annual Buildings Insurance: £93.36
Council Tax Band: B
Details Prepared: 15/04/2024

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. 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.



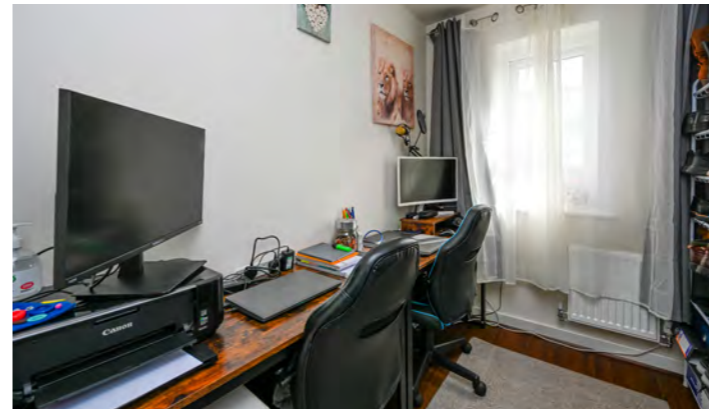
Arnold & Phillips are pleased to present this well-appointed three-bedroom new build semi-detached family home, nestled along the popular Jackfield Way in Skelmersdale, West Lancs.

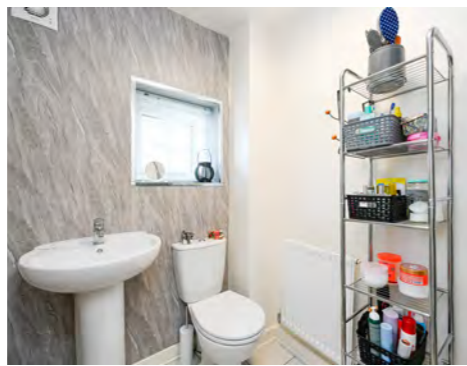
This attractive residence offers proximity to local amenities, reputable schools and excellent transport links, making it ideal for working professionals and families alike. Ample off-road parking is provided for multiple vehicles.

Step into the ground floor featuring a spacious main living room flooded with natural light from French-style patio doors. A convenient WC and storage room reside centrally, with a modern fitted kitchen at the front of the property boasting an array of wall, base and tower units, featuring a range of integrated appliances and stylish work surfaces.

Upstairs, three well-proportioned family bedrooms await, each tastefully decorated and offering pleasant views. The main bedroom benefits from tiled en-suite bathroom facilities, while the main family bathroom centrally located offers bath with overhead shower, WC and wash hand basin.

Outside, the landscaped rear garden features a mainly turfed lawn bordered by painted timber fencing, alongside a large patio terrace – perfect for outdoor entertaining. With a generous 842 square feet of living space, gas central heating, double glazing throughout and the remainder of a 10-year NHBC new build warranty, this home offers both comfort and peace of mind. Ideal for first time buyers, internal inspection is highly advised to experience the charm and quality of this property firsthand.





KEY FEATURES

New-Build Semi-Detached Home

Three Bedrooms

Circa 842 Square Feet

Modern Fitted Kitchen

Good-Size Rear Garden with Turfed Lawn and Patio Area

Driveway Parking



