

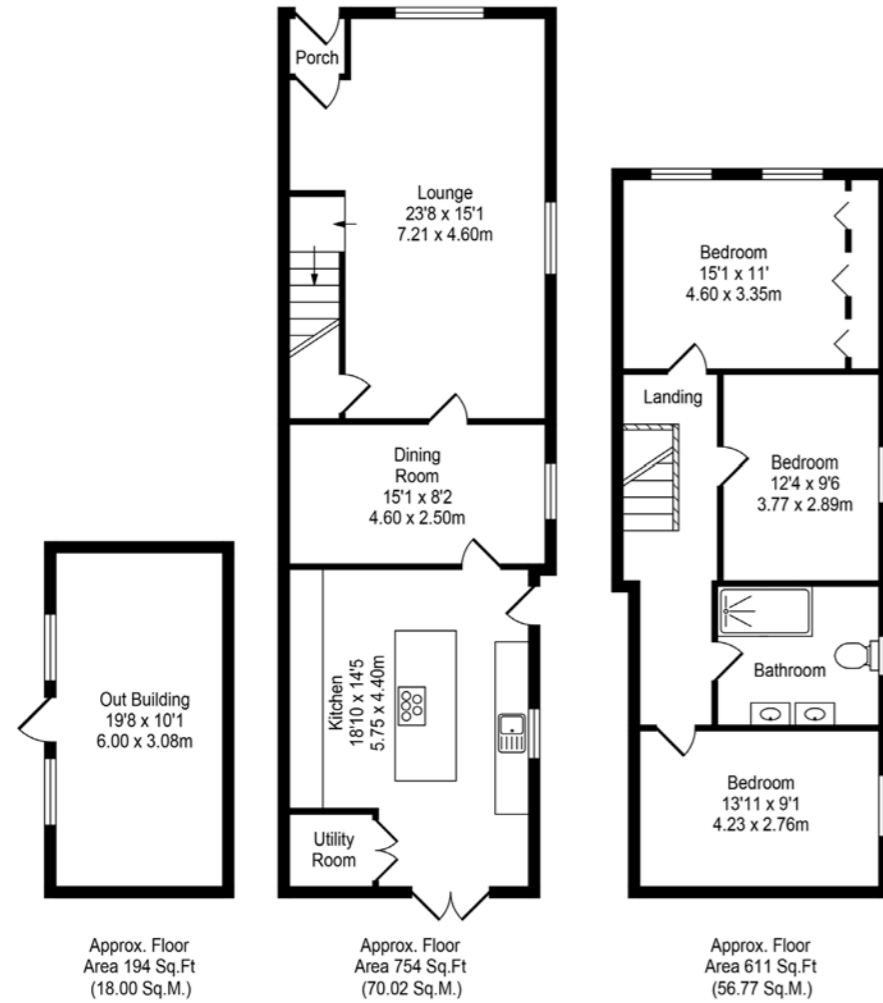


Ormskirk: 01695 570102  
Southport: 01704 778668

Parbold: 01257 442789  
Chorley: 01257 241173  
arnoldandphillips.com

**Total Approx. Floor Area 1559 Sq.ft. (144.79 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 opportunity to acquire this stunning three-bedroom, fully renovated semi-detached property, nestled attractively along the sought-after Bromilow Road in Skelmersdale, West Lancs.

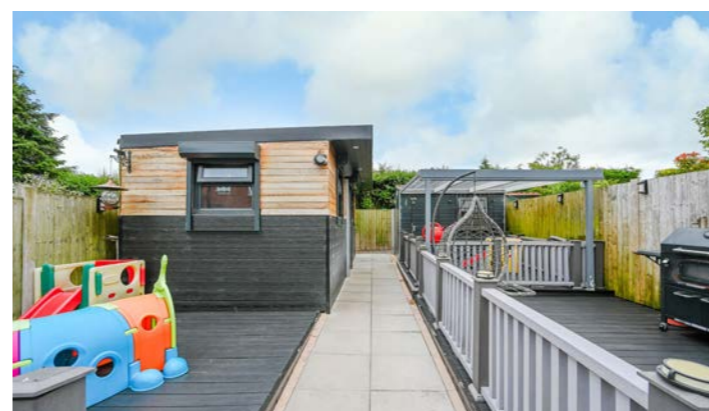
Ideally positioned, this vibrant property resides within close proximity to a host of local amenities and further enjoys excellent transport links. With several reputable schools nearby, this property is ideal for working professionals and families alike.

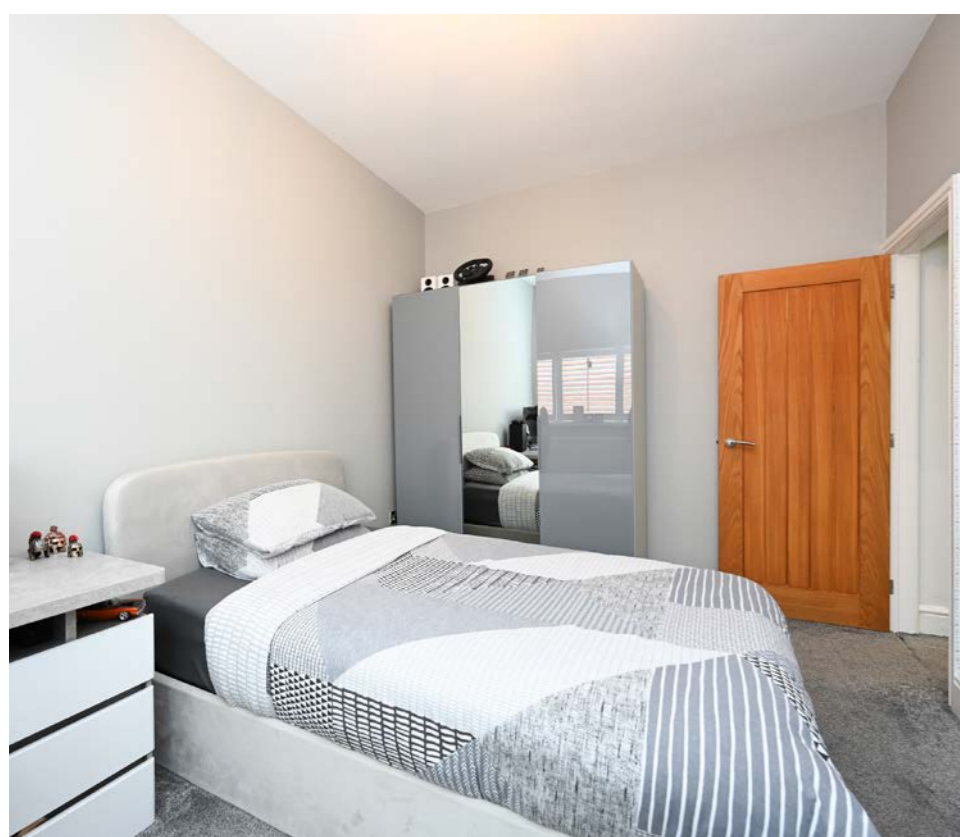
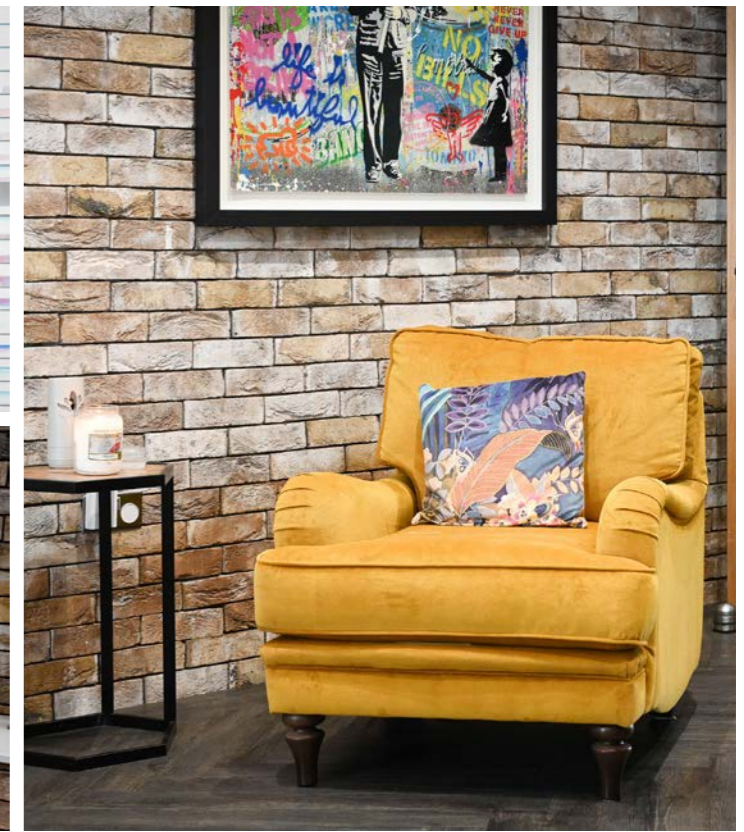
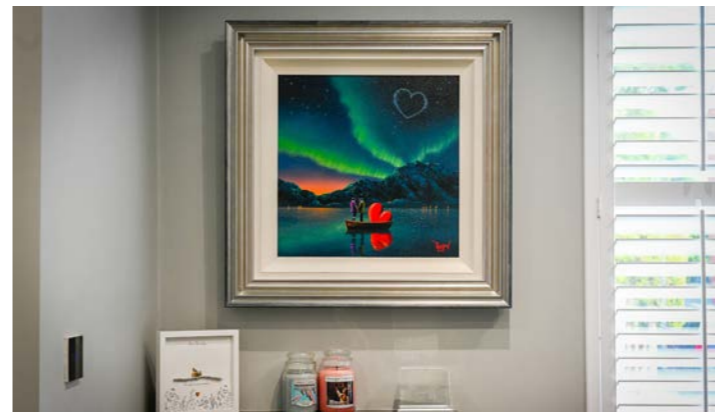
Off-road parking is provided for three cars and the front of this property impresses with a newly finished reclaimed Victorian brick exterior. Inside, no expense has been spared throughout the extensive renovation undertaken within. Generous proportions are evident throughout, with the front of the property boasting a large main living room featuring premium Amtico flooring and centred around a stunning feature media wall with a contemporary inset fireplace. Centrally, there is a dedicated dining room, while the rear of the property boasts a fully fitted modern kitchen, complete with an array of wall, base, and tower units, high-end 'NEFF' appliances and induction hob, a 'Quooker' instant hot water tap, stylish Quartz countertops, and a central feature dining-island, with a utility area to the rear.

The current owners have included opulence in their attention to detail, with electric 'VELUX' windows in the kitchen, premium granite skirting boards throughout the ground floor and premium 'Benjamin Moore' paint adorning the painted areas throughout the property.

The first floor includes three well-proportioned family bedrooms, all decorated to a high standard and the main bedroom equipped with fitted wardrobes and storage facilities. The property is well served by the opulent main family bathroom, which features a modern tiled design, a walk-in double shower, a WC, and 'his-and-hers' vanity wash hand basins.

Externally, the rear garden has been professionally landscaped and includes a large, flagged patio terrace, ideal for outdoor gatherings. Several outbuildings are provided, with the main one suitable for use as a home office, gym, or entertainment room. Extending to a generous 1,559 square feet and benefiting from gas central heating, double glazing, and a raft of security features including security shutters, boundary alarm triggers and CCTV. Internal inspection is highly advised to fully appreciate the stunning finish available within.





**KEY FEATURES**

- Stunning Semi-Detached Home
- Fully Renovated
- Three Bedrooms
- Circa 1559 Square Feet
- Modern Kitchen with High-End Appliances
- Professionally Landscaped Rear Garden
- Driveway Parking
- Security System including CCTV, Shutters & Boundary Alarm Triggers



