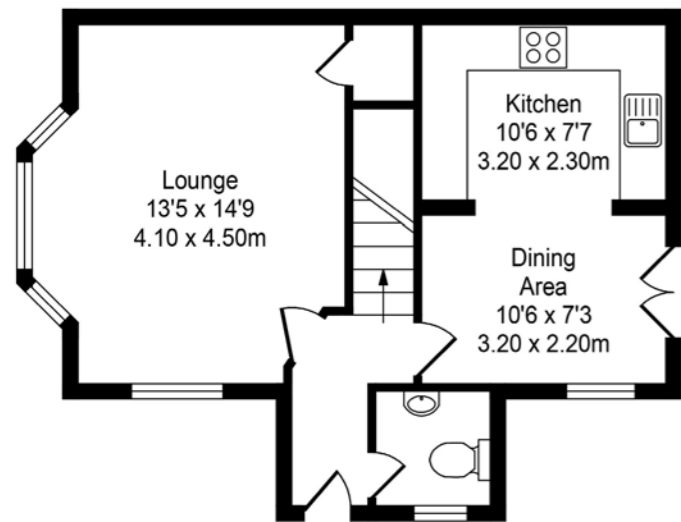




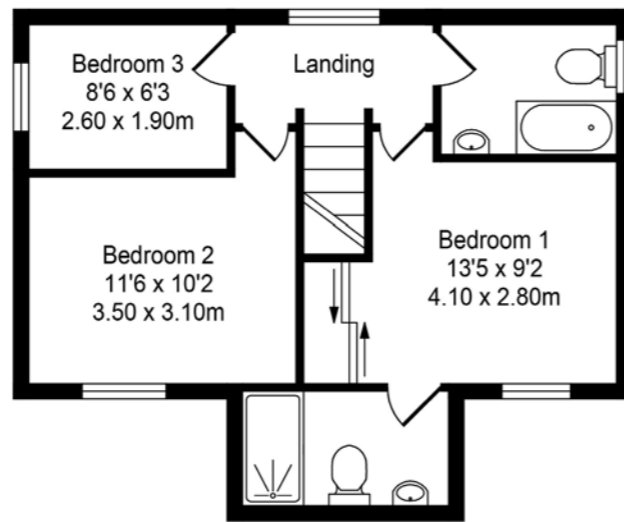
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 885 Sq.ft. (82.18 Sq.M.)

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



Approx. Floor Area 449 Sq.Ft (41.67 Sq.M.)

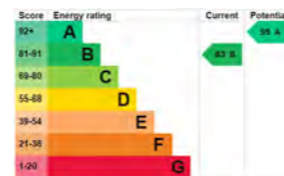


Approx. Floor Area 436 Sq.Ft (40.51 Sq.M.)



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

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 delighted to offer this well presented three-bedroom detached property for sale, situated on Jackfield Way in Skelmersdale, West Lancashire.

This appealing home combines modern amenities with a tranquil setting, making it a perfect choice for families. The property enjoys an enviable location with easy access to well-regarded local schools, a variety of shops, and essential amenities, ensuring a comfortable and convenient lifestyle for its residents.

Jackfield Way is a thriving community known for its friendly atmosphere and excellent transport links. The area benefits from easy access to major road networks, including the M58 and M6 motorways, providing seamless connections to nearby towns and cities. Public transport options are also plentiful, making commuting straightforward and efficient. The local area is enriched with parks, recreational facilities, and community events, making it an attractive place to call home.

Approaching the property, you are greeted by its charming exterior, featuring a well-maintained red brick facade and a neatly landscaped front garden. The property extends to approximately 885 square feet, showcasing a harmonious blend of space and style. The large private garden at the rear is a standout feature, mostly laid to lawn with a patio area ideal for outdoor dining and entertaining. The surrounding red brick wall provides privacy and a sense of seclusion, enhancing the appeal of the outdoor space.

Stepping inside, the ground floor offers a spacious and inviting layout. The large reception room serves as the heart of the home, perfect for relaxing and hosting guests. The kitchen is designed with modern living in mind, featuring high-quality appliances and ample storage space. The ground floor also includes a convenient cloakroom and WC, adding to the property's functionality.

The property boasts three well-proportioned bedrooms, each thoughtfully designed to maximize comfort and style. The main bedroom includes an ensuite bathroom, providing a private sanctuary for the homeowners. The additional bedrooms are spacious and share access to a well-appointed family bathroom, ensuring convenience for all members of the household.

The private garden is a true highlight of this property. Its generous size and well-maintained lawns create a perfect backdrop for outdoor activities, while the patio area offers an ideal space for alfresco dining. The red brick wall surrounding the garden not only enhances privacy but also adds a charming aesthetic to the outdoor space.

Owning this exceptional home brings numerous benefits, from its modern amenities to its peaceful yet convenient location. The property enjoys gas central heating, double glazing, and the remainder of a ten-year NHBC new build warranty, providing peace of mind and assurance of quality. This appealing home offers a harmonious blend of comfort, style, and practicality.



