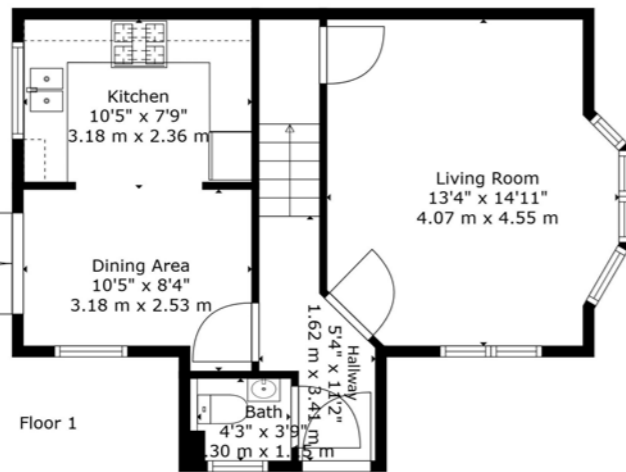
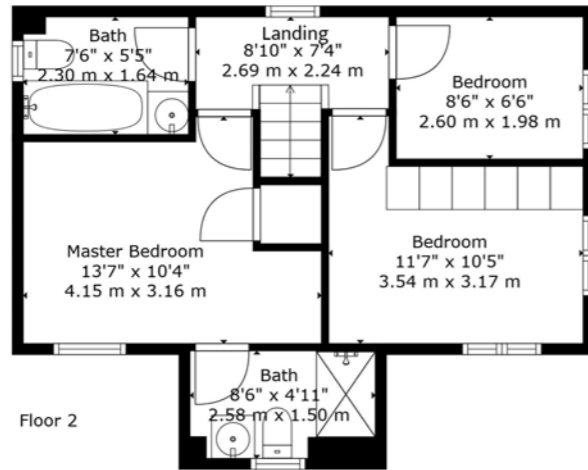




Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com



TOTAL: 856 sq. ft, 80 m²
FLOOR 1: 437 sq. ft, 41 m², FLOOR 2: 419 sq. ft, 39 m²
EXCLUDED AREAS: LOW CEILING: 7 sq. ft, 1 m²



Tenure: We are advised by our client that the property is Leasehold
25% Shared Ownership
Rent: £454.82 (paid to Heylo Homes)
Heylo Lease Management Fee: £25.61 pcm (paid to Heylo Homes)
Council Tax Band: C
Details Prepared: 03/09/2024

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 & Phillip are pleased to offer this exciting opportunity to acquire a 25% share of an outstanding three-bedroom detached property, attractively located on the popular Joyford Close in Skelmersdale, West Lancs.

Perfect for first-time buyers and working professionals, this contemporary home is available on a shared ownership basis, allowing you to purchase a 25% share while paying an affordable rent on the remaining 75% to the established 'Heylo Housing'. This arrangement provides a fantastic and accessible step onto the property ladder in a highly regarded new-build development. The property occupies a generous plot with a pleasant outlook and the added benefit of off-road parking, making it both practical and appealing. Skelmersdale is a thriving area that offers a blend of suburban tranquillity and easy access to essential amenities. The property is conveniently located near several well-regarded schools, local shops, and recreational facilities, making it an ideal choice for families and professionals. Transport links are excellent, with easy access to the M58 motorway, providing swift connections to nearby cities such as Liverpool and Manchester. Additionally, regular bus services operate throughout the area, further enhancing its appeal for commuters.

The exterior of this modern home is both attractive and welcoming, with a neatly maintained front garden and ample driveway parking. The property is set back on a quiet close, offering a peaceful living environment. The approach to the house is inviting, with its contemporary design and thoughtful landscaping making a strong first impression. The rear garden has been professionally landscaped, offering multiple areas of interest, including a large patio terrace that is perfect for outdoor gatherings and family activities.

Stepping inside, the ground floor of the property features a spacious bay-fronted main living room that has been finished to a high standard, enjoying an abundance of natural light from dual-aspect windows. This bright and airy space is ideal for relaxation or entertaining guests. A centrally located WC adds convenience, while the left side of the property boasts a modern fitted kitchen. The kitchen is equipped with an array of wall, base, and tower units, complemented by stylish work surfaces and integrated appliances. An ample dining area within the kitchen makes it a perfect space for family meals and socializing.

The first floor offers three well-proportioned family bedrooms, two of which are generous doubles, all decorated to a high level of finish. The main bedroom stands out with its luxurious en-suite bathroom, providing a private sanctuary for the homeowners. The remaining bedrooms are served by a modern family bathroom, complete with a bath, overhead shower, WC, and vanity wash hand basin, ensuring both comfort and convenience.

Externally, the rear garden has been thoughtfully designed and professionally landscaped, creating a serene outdoor space with multiple areas to enjoy. The large patio terrace is ideal for entertaining guests or simply enjoying a quiet evening outdoors. The property also benefits from gas central heating, double glazing, and a private, tranquil outlook, making it a comfortable and inviting home year-round.

This exceptional property offers a unique and affordable opportunity to step onto the property ladder within a highly desirable development. With its modern amenities, spacious layout, and attractive location, this home is must-see! Internal inspection is highly recommended to fully appreciate all that this property has to offer.



