



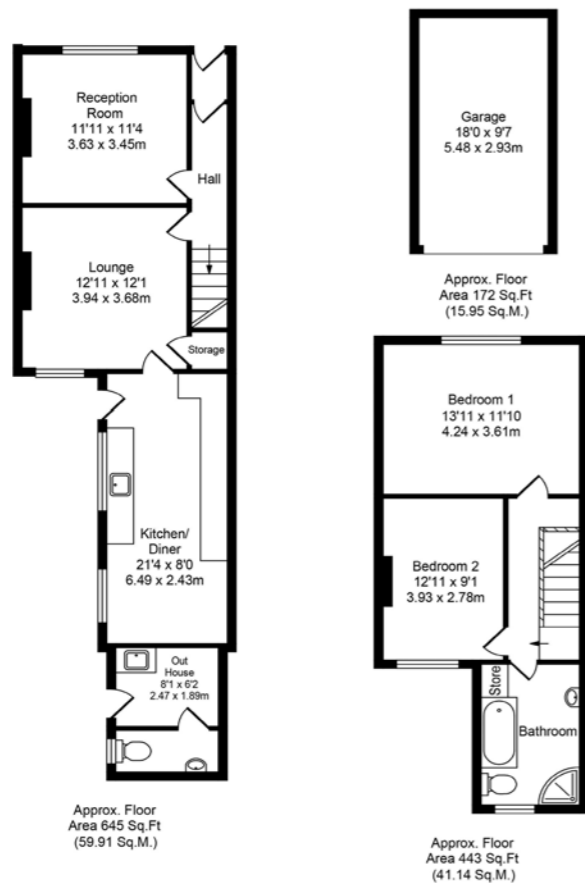
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1259 Sq.ft. (117.00 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: Freehold
Council Tax band: A

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.



THE LUXURY PROPERTY SPECIALISTS

Liverpool Road, Skelmersdale



Arnold & Phillips are delighted to present this attractive two-bedroom mid-terrace property, located on the popular Liverpool Road in Skelmersdale, West Lancs. This delightful home offers an excellent opportunity for first-time buyers or investors, with its combination of character, space, and modern convenience. Perfectly positioned for those seeking a peaceful residential area with easy access to local amenities, the property enjoys a serene setting with excellent local schools, shops, and other essential services within walking distance. It is ideally suited for families or couples looking for a cosy and well-maintained home in a desirable area.

Skelmersdale is a vibrant town known for its welcoming community and rich local heritage. The area benefits from excellent transport links, making commuting easy with regular bus services and nearby access to the M58 motorway, connecting you to nearby towns and cities including Liverpool and Wigan. With a good selection of local schools and beautiful green spaces nearby, Skelmersdale is perfect for those who want the balance of rural charm and urban convenience.

Externally, this charming mid-terrace home boasts attractive curb appeal, with a well-maintained front approach featuring a traditional brick façade. The property benefits from a private rear garden which includes both a paved courtyard and a lush lawn bordered by a range of mature shrubs and plants, creating a tranquil space ideal for outdoor dining or entertaining. A detached garage located at the rear of the garden adds further appeal, offering ample storage or parking.

Upon entering the property, the ground floor offers two inviting reception rooms, with a feature fireplace in the middle room, creating a warm and homely atmosphere. The rear of the property houses a spacious galley dining kitchen, fully fitted with a range of wall, base, and tower units, alongside a selection of integrated appliances. There is also a dining area for family meals and an adjoining outhouse/utility space for additional convenience. The ground floor layout is designed for modern living, balancing functionality with a welcoming aesthetic.

Upstairs, the property offers two generous double bedrooms, both neutrally decorated and providing pleasant outlooks over the surrounding area. Each bedroom offers plenty of natural light and storage space, making them ideal for restful retreats. The modern family bathroom is beautifully designed, featuring a corner shower, WC, bathtub, and wash hand basin, all finished in a clean, tiled style that complements the contemporary feel of the property.

The garden at the rear of the property offers a peaceful outdoor space with a private, enclosed courtyard leading to a well-maintained lawn. With plenty of room for entertaining, relaxation, and gardening, the outdoor area provides a perfect escape. Additionally, the detached garage offers versatile storage options or secure off-road parking.

This lovely home offers a fantastic opportunity for potential buyers to secure a property that balances character, modern living, and convenient location. With double glazing, gas central heating throughout, and spacious rooms, this home is move-in ready. Whether you're a first-time buyer or looking for an investment opportunity, this property is must-see. Early viewings are highly recommended.





KEY FEATURES

- Attractive Mid Terraced Property
- Two Double Bedrooms
- Circa 1259 Square Feet
- Two Reception Rooms
- Dining Kitchen
- Good Sized Rear Garden
- Off Road Parking
- Detached Garage
- Close to Local Amenities







