



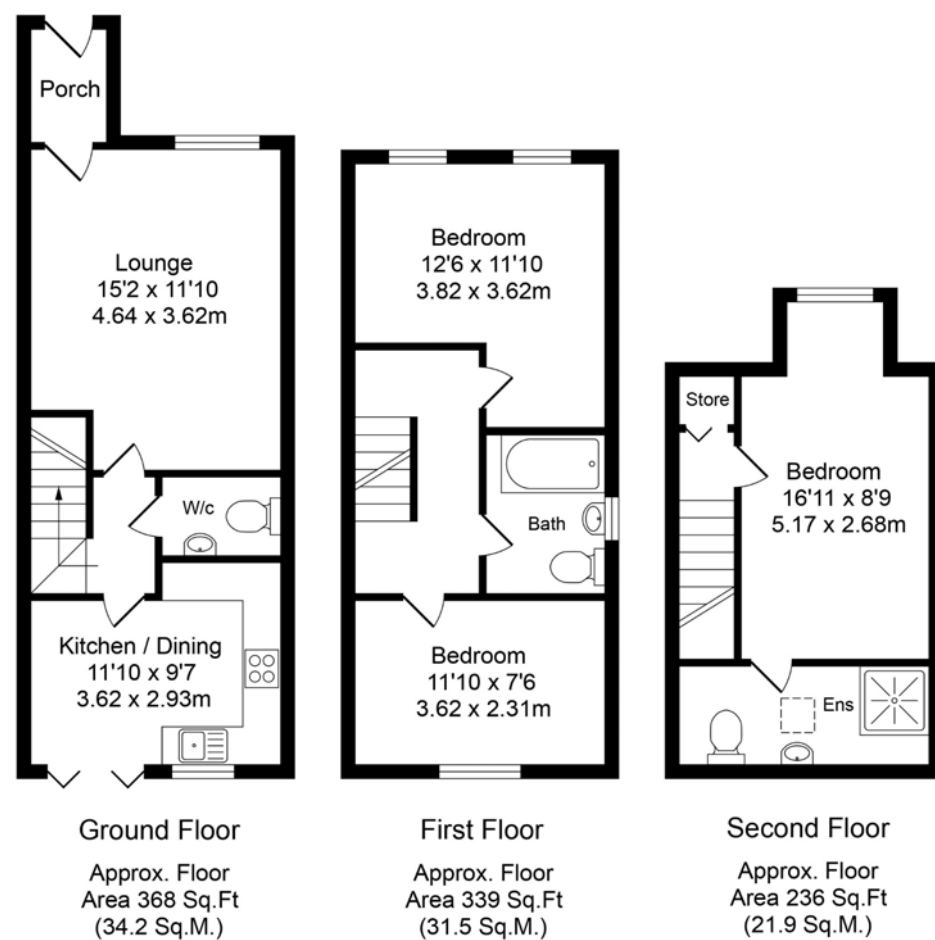
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 943 Sq.ft. (87.6 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: C

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THE LUXURY PROPERTY SPECIALISTS

Beacon Green, Skelmersdale

A&P

Arnold and Phillips are excited to present this modern three-bedroom semi-detached townhouse, nestled in the highly sought-after Beacon Green development in Skelmersdale, West Lancs. Perfectly suited to first-time buyers, families, or working professionals, this home offers a practical layout, contemporary finishes and outdoor spaces designed for comfort and convenience.

The property is approached via a private driveway, providing off-road parking and a welcoming first impression. The entrance porch leads you into the spacious main living room, a bright and inviting space designed for relaxation or entertaining. Neutrally decorated, it provides a versatile backdrop for any style of furnishing, while large windows enhance the sense of openness. Centrally located is a convenient WC, a practical feature for busy households.

To the rear of the home, you'll find the heart of the property – an open-plan dining kitchen. This modern space is fitted with a range of wall, base, and tower units, all beautifully finished with contrasting work surfaces. Integrated appliances make everyday tasks seamless, while the layout ensures plenty of room for meal preparation. The adjoining dining area comfortably accommodates family meals or social gatherings, with large patio doors providing a lovely view of the rear garden and easy access to outdoor spaces.

On the first floor, two generously sized double bedrooms offer versatility and comfort, each benefiting from neutral décor and pleasant outlooks. Whether used as bedrooms, guest spaces, or home offices, they are designed to suit a variety of needs. The family bathroom is centrally located and features a bath with an overhead shower, a WC, and a wash hand basin. The stylish tiled design lends a modern and cohesive feel.

The second floor is dedicated to the main bedroom, which is both spacious and filled with character. The bay window adds charm and provides a delightful spot to unwind or enjoy the view. This room benefits from a private en-suite bathroom, finished to a premium standard with a luxurious Carrara marble design, creating a modern design aesthetic.

The garden has been thoughtfully designed for practicality and enjoyment. The top tier is fully flagged, making it a low-maintenance space perfect for outdoor gatherings, barbecues, or simply relaxing. The lower level is laid to turf, bordered by painted timber fencing and enhanced with a selection of shrubs, offering a secure and attractive outdoor area for children, pets, or gardening enthusiasts.

Beacon Green is a well-regarded development with excellent access to local amenities. Skelmersdale offers a range of shops, supermarkets, and eateries, while nearby Ormskirk provides a vibrant market town atmosphere with independent shops and cafes. For families, the area boasts a selection of well-regarded schools, making it an excellent choice for those with children. Commuters will appreciate the excellent transport links, with the M58 motorway offering straightforward connections to Liverpool, Manchester, and beyond. For leisure, Beacon Country Park is just a short distance away, providing open green spaces, scenic walking routes, and recreational activities for all ages.

This property combines modern living with functional spaces, offering a welcoming home for its next owners. With gas central heating, double glazing, and a contemporary finish throughout, it's ready for you to move straight in. Early viewing is highly recommended to fully appreciate all that this charming townhouse has to offer.



