



nswproperties

MANOR GROVE , SKELMERSDALE, WN8

ASKING PRICE: £246,995

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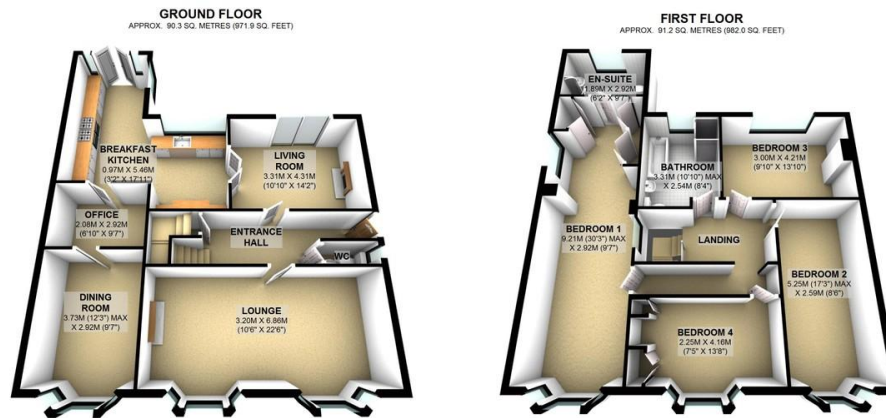
NSW Properties are excited to bring to the market this spacious four bedroom home ideally positioned for all local amenities and transport links with easy access to motorway networks including the M58. The historic town of Ormskirk also lies only a short drive away.

With an abundance of traditional features and a wonderful flowing arrangement of spaces the property offers stylish and practical accommodation with real flexibility and is just perfect for modern day family living. This impressive home opens up onto a spacious entrance hallway and flows through into the well proportioned lounge. This wonderfully bright room features two bay windows and a gorgeous open fire place with timber surround having marble interior and hearth. An additional cosy sitting area rests at the rear of the property and boasts a tiled fireplace with patio doors opening up to the rear garden. This rooms conveniently flows into the delightful kitchen which really is the heart of the home and is complete with tiled flooring and an extensive range of timber effect base and wall units including Belfast sink, Range style cooker with cooker hood over, plumbing for washing machine and integrated dishwasher. This country style kitchen contains many original features with exposed bare brick walls perfect for showing off to family and friend when they pop round for a catch up or why not open up the double doors and invite the outside in, perhaps hosting a gathering in the summer months or even just having a chilled night on the patio. The kitchen in turn gives way to a dining room with a front facing window and laminate flooring which combine to create a wonderful space which is just perfect for modern day family living. An additional space sits in between these rooms and is currently utilised as an office but has potential to be much more or to even be knocked through to make a bigger space for the dining room. A WC and under stair storage cupboard complete the ground floor.

The first floor of this lovely property brings four good sized bedrooms with the master bedroom boasting a large en-suite with neutral decor providing WC, basin and stand alone shower. All bedrooms are fairly sized, bright and are the perfect spaces for a family to rest after long days. A large family bathroom sits to the first floor comprising of WC, basin, bath, standalone shower as well as storage unit.

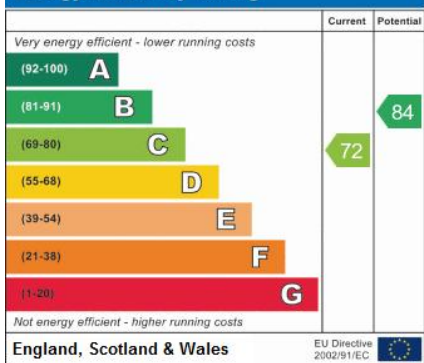
Externally the property boasts a large rear garden with a section of raised decking, the majority laid to lawn, all enclosed by fencing with mature trees and shrubs. To the front of the property lies ample parking with a large area also laid to lawn. Further benefits include double glazing and gas central heated, to arrange your viewing call us on 01695 581 260.



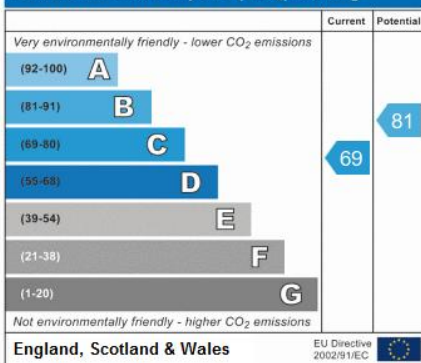


TOTAL AREA: APPROX. 181.5 SQ. METRES (1953.8 SQ. FEET)
This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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