

FOR SALE

4, The Fairways, Skelmersdale, WN8 6UG

REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996





## 4, The Fairways, Skelmersdale, WN8 6UG

*Outstanding four bed detached family home situated on a quiet cul-de-sac with large gardens.*



- Large detached family home
- Open plan kitchen / family room
- Family bathroom and en-suite
- NO ONWARD CHAIN
- Excellent sized reception rooms
- Four good sized double bedrooms
- Large gardens / driveway / garage
- 1821 SQ. FT.

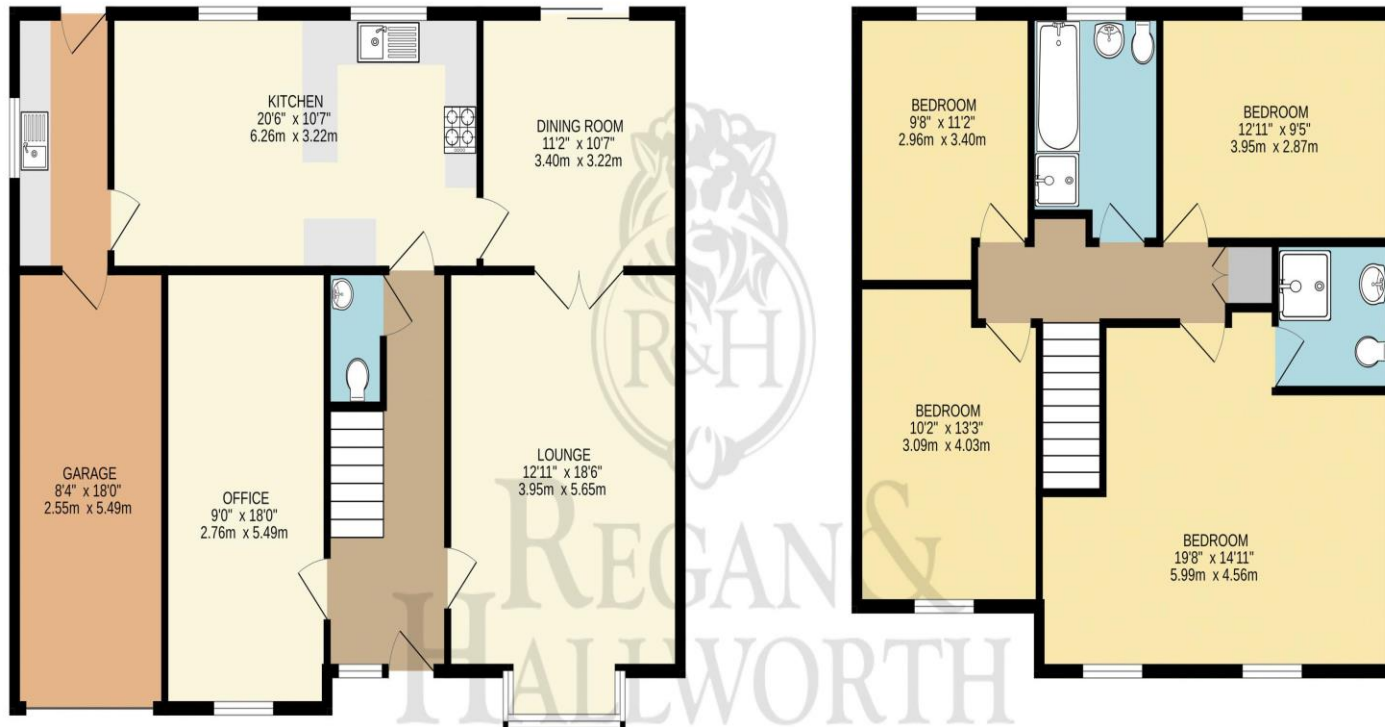
Now available for sale and located in the semi-rural Fosters Green area sits this impressive, detached, four bed family home. The Fairways is situated on a small exclusive development of only a few houses just off Elmers Green Lane in Skelmersdale. Now offered for sale with NO ONWARD CHAIN this excellent property would make an ideal home for the growing family given its locality to a range of amenities, schools, public transport links and several major motorway networks. Internally, The Fairways boasts just over 1800 square feet of contemporary accommodation which briefly comprises of entrance hallway, large separate office / second lounge, spacious formal lounge / sitting room with bay window, dining room located to the rear of the property, open plan kitchen / dining room offering a range of wall, base and drawer units along with some appliances, utility room and access to the integral garage. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the front of the property with wardrobes, dressing area and modern en-suite shower room. There are three more large double bedrooms and a modern family bathroom comprising of wc, sink unit, shower and separate bath. Externally the property has a lawned front garden with driveway providing access to the integral garage. To the rear there is a large, private and enclosed garden with lawn, patio area and a range of mature plants and shrubs. Internal inspection of this amazing family home is highly recommended to truly appreciate the size, finish and outstanding location.











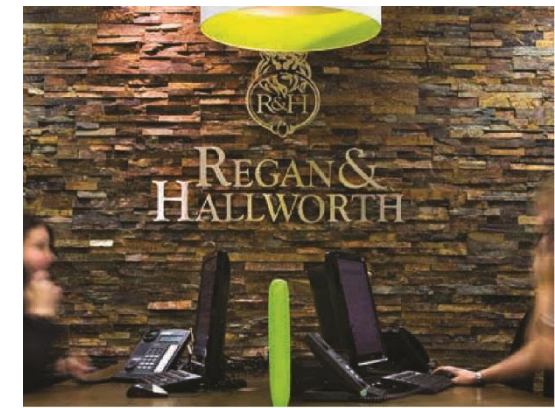
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TOTAL FLOOR AREA : 1821 sq.ft. (169.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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