

**FOR SALE**

3, Hansby Close, Skelmersdale, WN8 6BL





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*Gorgeous family home with premium garden room and private south facing gardens*



- Superb detached family home
- Private south facing gardens
- 3 double bedrooms & lavish bathroom
- Lounge / Dining Room / Utility
- Premium garden room / office
- Not overlooked to front or rear
- Modernised ensuite to master bed
- 1415 SQ.FT. incl. integral garage

Tucked away on a peaceful street, enjoying the rare advantage of not being overlooked to either the front or rear, this impressive three bedroom (originally four bedrooms) home occupies one of the most enviable plots and positions on this highly regarded development. Beyond its outstanding setting, the property also boasts a premium insulated garden room plus a thoughtfully remodelled and recently upgraded interior, finished to a very high standard. The result is a home that not only stands out for its location but also for the quality and versatility of its living spaces, offering the perfect blend of style, comfort, and practicality for modern family life. Standout features of this home include a superb, high-quality family dining kitchen complete with a separate utility room, alongside a spacious beautifully decorated lounge with French doors and a feature fireplace. Both rooms are positioned at the rear of the property to maximise the sunny south-facing aspect and provide seamless access to the beautifully landscaped gardens. Completing the ground floor accommodation is a welcoming entrance hallway, a versatile separate dining room/study, a cloakroom/WC, and an integral garage. Upstairs, the layout has been cleverly reconfigured. Originally a four-bedroom home, it has been remodelled into an opulent three-bedroom design, with an emphasis on larger, more luxurious bedrooms and the addition of a stunning spa-inspired family bathroom – a true showpiece that must be viewed to be fully appreciated. The principal suite also benefits from a recently modernised en-suite shower room, adding to the sense of everyday luxury. Externally, the property sits on a generous plot with plenty of frontage overlooking a green and providing ample off-road parking and leading to the garage. To the rear, the large, fully enclosed south-facing garden offers an excellent degree of privacy and is perfectly designed for outdoor living, with multiple patio areas ideal for dining and entertaining. A premium garden room extends the home space and provides bright, spacious accommodation fully optimised for remote office use. This contemporary building could also serve as a hobby room, art studio or workshop.









TOTAL FLOOR AREA : 1415 sq.ft. (131.4 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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