

**FOR SALE**

77, Kestrel Park, Skelmersdale, WN8 6TA

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



## 77, Kestrel Park, Skelmersdale, WN8 6TA

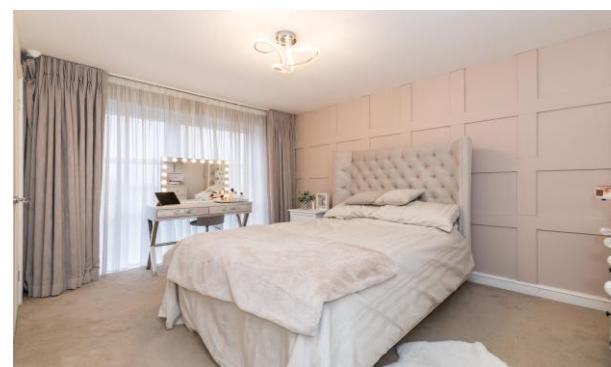
*A truly remarkable detached family home*



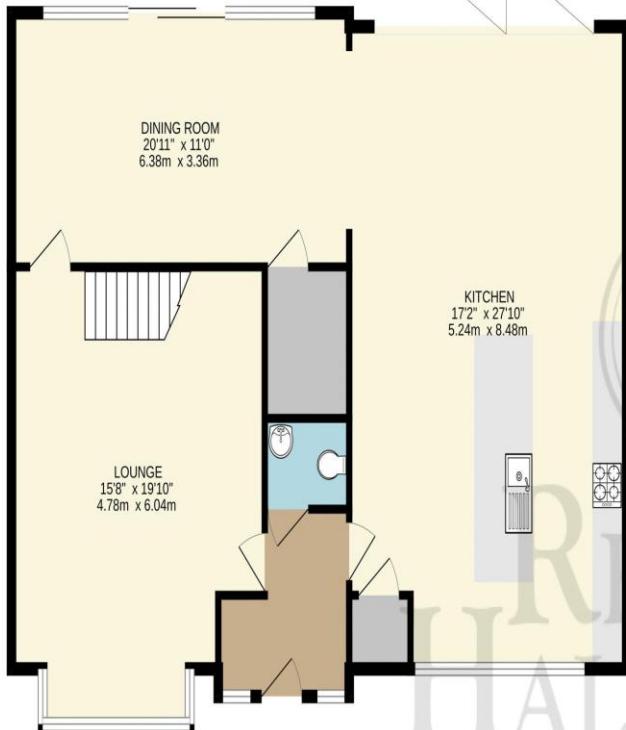
- Extended & almost doubled in size
- Bespoke fitted kitchen with bifold doors
- Master suite of the highest standard
- Ample off road parking with EV charger
- Remarkable living & entertaining space
- Stunning central island & Quartz worktops
- Large landscaped rear garden
- 2141 SQ.FT. / Freehold

Boasting an impressive double-storey side extension that almost doubles the original size, this exceptional, one-of-a-kind 4/5 bed family home has undergone a comprehensive programme of upgrading and thoughtful design to create a truly outstanding living environment that effortlessly blends contemporary style with practical family living and simply must be viewed to be fully appreciated. Extending to approximately 2,141 square feet of high-quality internal accommodation, the home offers generously proportioned and beautifully appointed spaces designed for modern lifestyles. At its heart lies a striking open-plan living, dining and kitchen area with bifold doors opening out into the rear garden, it is perfectly suited for both everyday family life and larger-scale entertaining. The kitchen itself is centred around a substantial island unit that provides both a social hub and practical workspace, complemented by hand-crafted cabinetry, quality fittings and a seamless flow into the dining and living areas. A ground floor WC and utility/storage area complete the accommodation downstairs. Upstairs there are five well-proportioned bedrooms and stylishly finished bathrooms, including a truly magnificent master suite. This luxurious retreat offers a spacious bedroom paired with a large walk-in dressing room and an indulgent en-suite bathroom, creating a private sanctuary within the home. The dressing room would also make an ideal nursery or could easily be converted back into a separate double bedroom. Outside continues to impress; sitting on a corner plot, it has one of one of the largest back gardens on this development which has been landscaped with an extensive stone patio/terrace. To the front there is ample off road parking with an EV charging point. Every aspect of the property reflects careful attention to detail, from the contemporary layout to the quality of materials and finishes used throughout. Rarely does a home of this calibre, scale and individuality come to market, making this a unique opportunity for discerning buyers seeking a distinctive and substantial family residence.





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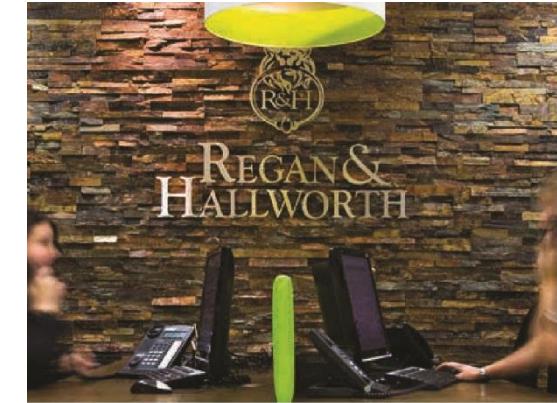
TOTAL FLOOR AREA : 2141 sq.ft. (198.9 sq.m.) approx.

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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