



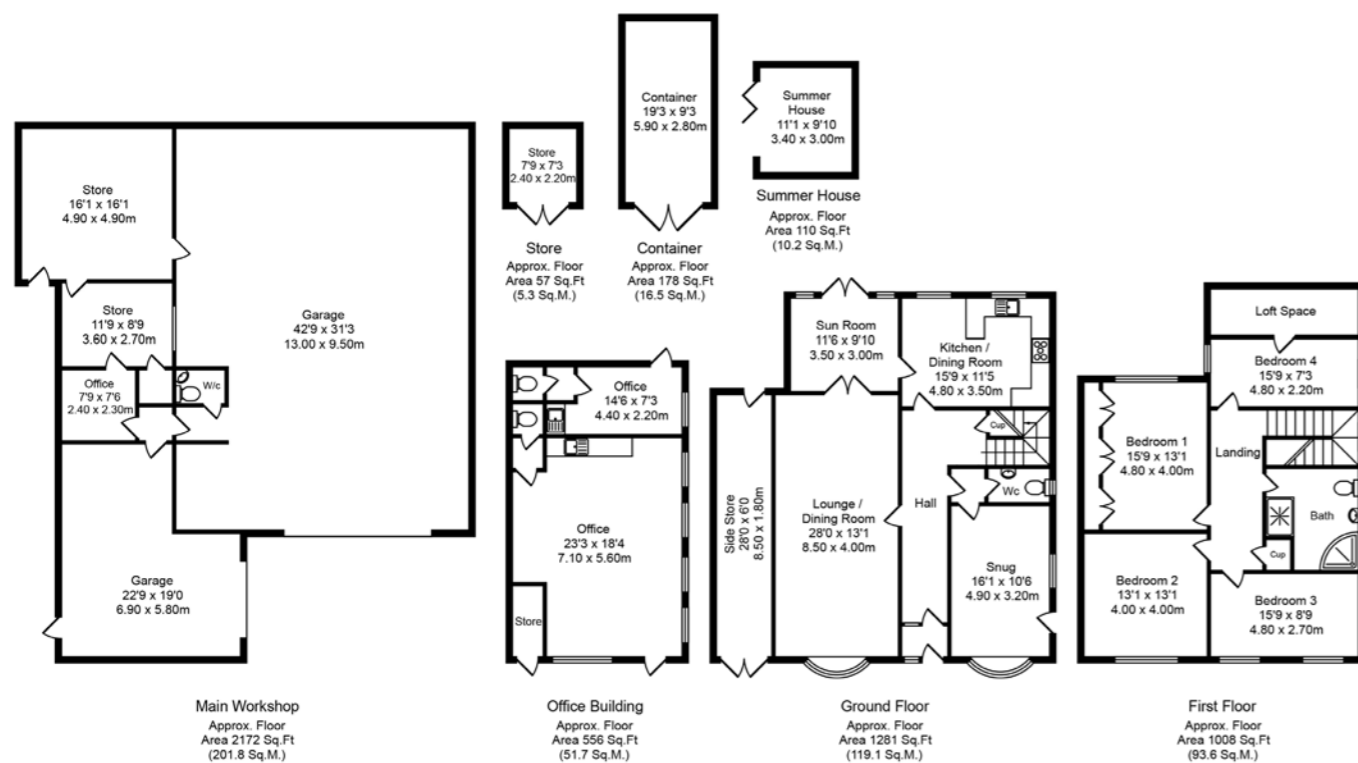
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**ARNOLD & PHILLIPS**  
 ESTATE AGENTS

**Total Approx. Floor Area 5362 Sq.ft. (498.2 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: A

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

**THE LUXURY PROPERTY SPECIALISTS**

**Sandy Lane, Skelmersdale**  
**Offers in Excess of £595,000**



Arnold & Phillips are pleased to bring to market a rare opportunity to acquire this compelling four-bedroom detached property with additional garage premises, situated within a generous plot along the popular Sandy Lane in Skelmersdale.

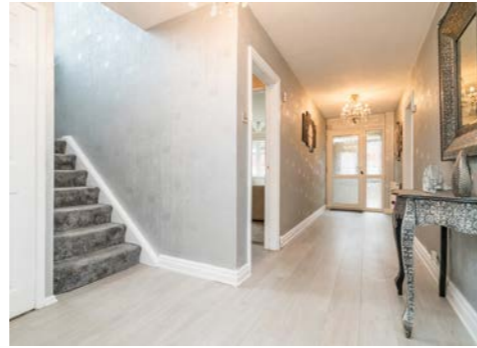
Offering a unique proposition this generously proportioned property extends to around 5,362 square feet of living accommodation, made up of a four-bedroom detached family home alongside several garages and moveable commercial premises, which are presently utilised as a car garage and offices, however, could easily be repurposed to suit combined residential and commercial uses.

Ideally positioned within close proximity to a host of local amenities, this spacious property also resides within close proximity to several highly regarded primary and secondary schools, making this ideal for working professionals and families alike.

With a large block-paved parking area providing off-road parking for multiple vehicles as well as a large hard standing area, access is granted to the main property via the front entrance porch. This double fronted property is finished to a high level throughout and enjoys three spacious reception rooms, an open-plan dining kitchen which has been fully fitted with a range of wall, base and tower units, featuring a range of integrated appliance and premium contrasting work-surfaces and breakfast bar. Adjoining is a large side store which leads to the rear garden, providing excellent garden storage.

The first floor enjoys four well-proportioned family bedrooms, all of which are decorated to a good level and enjoy a pleasant outlook over the surrounding area, with a selection of integrated storage facilities available. The property is well-served by a tiled family bathroom providing corner shower, WC and vanity wash hand basin. Externally a well-tended rear garden is private in outlook and beautifully presented, enjoying a detached insulated garden room summerhouse which is finished to a superb level and which could be utilised as a home office, entertainment room or as required.

The commercial premises consists of several garages and moveable units that are presently utilised as offices. This joint propositions provides a unique opportunity for those who are looking to combine residential living accommodation with a commercial business, or indeed for those who simply wish to convert the present commercial space into a larger residential area. Due to the uniqueness of this compelling opportunity, internal inspection is highly advised to fully appreciate all on offer within this attractive property.





KEY FEATURES

Detached Home with Additional  
Garage Premises

No Chain

Four Bedrooms

Circa 5362 Square Feet

Open Plan Dining Kitchen

Well-Tended Rear Garden

Garden Room Summerhouse

Several Garages and Moveable Units

9 Camera CCTV





