

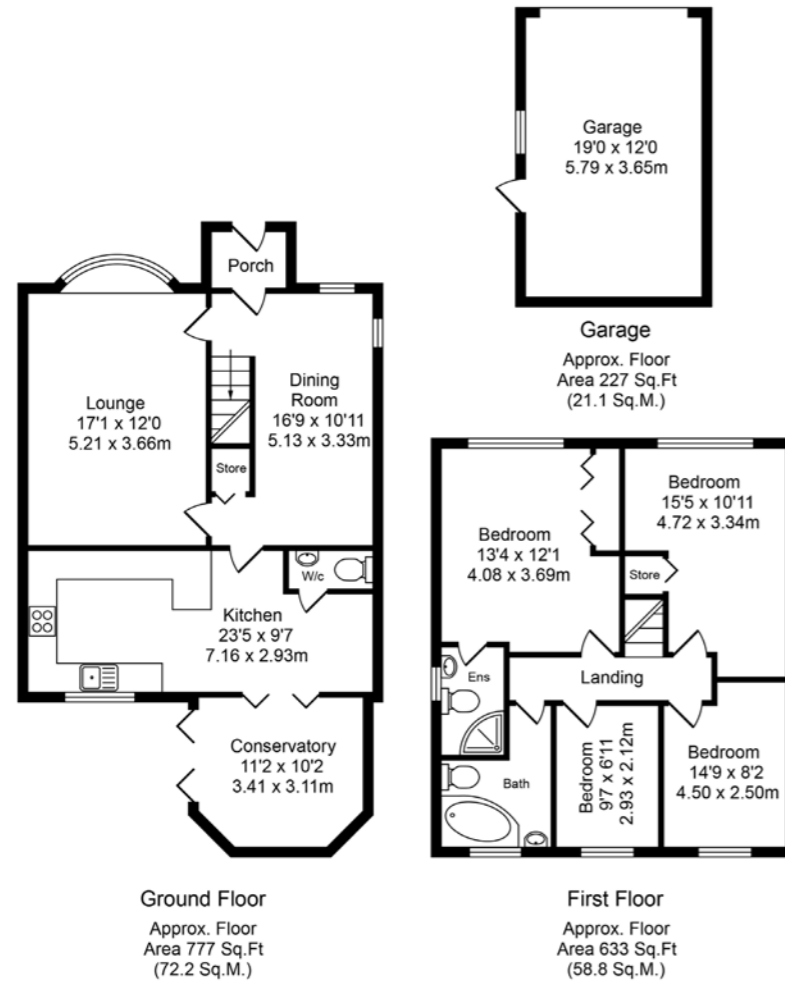


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

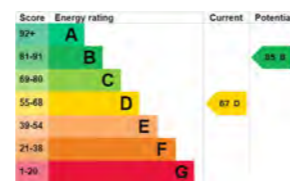
Total Approx. Floor Area 1637 Sq.ft. (152.1 Sq.M.)

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: D

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. 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.



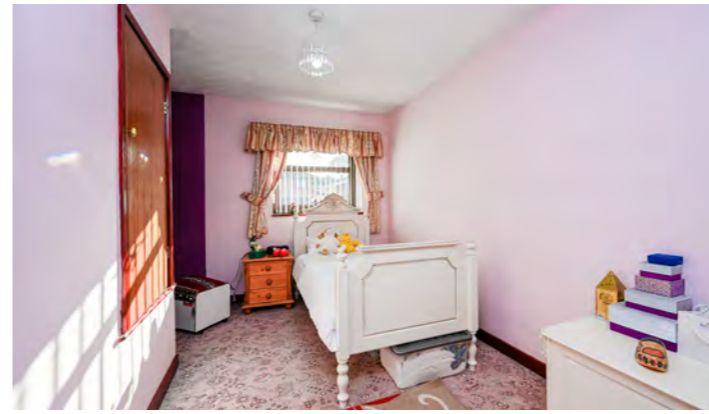
Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this well-presented four-bedroom detached family home, residing within the popular Mountwood cul-de-sac in Ashurst, Skelmersdale.

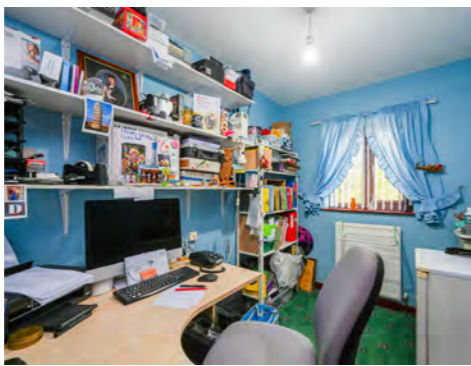
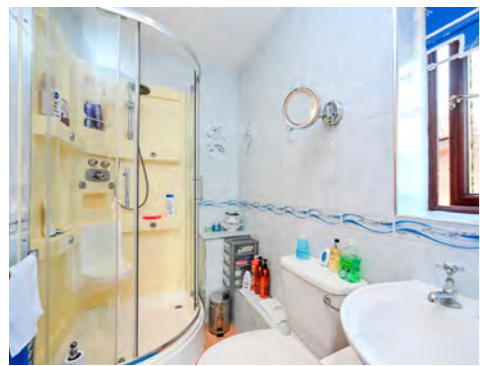
Ideally positioned this versatile property enjoys a well-tended and established front lawn, with a large block-paved private driveway providing an abundance of off-road parking, leading to a detached single garage. A host of local amenities reside nearby, as do highly regarded primary and secondary schools, with this property also benefitting from excellent transport and commuter links.

Accessed via the front entrance porch, the front left of the property provides a spacious main dining room which is naturally lit via dual aspect windows. Adjacent is the main front living room which enjoys a large bay-window and modern level of design. The rear of the property has been opened up into a large open-plan dining kitchen, which provides an array of wall, base and tower units, finished in a premium modern design and providing a range of integrated appliances and stylish contrasting work-surfaces and breakfast bars. An ample dining area, WC and rear garden room conservatory completed the ground floor accommodation.

The first floor enjoys four well-proportioned family bedrooms, three of which are double in size and all neutrally decorated, enjoying a pleasant outlook over the surrounding area. The main bedroom enjoys fitted wardrobes and tiled en-suite bathroom facilities, whilst the main family bathroom also resides to the floor.

Externally the rear of the property has been landscaped to a high level and enjoys generous patio terracing, ideal for entertaining and dine al-fresco. A centrally turfed main lawn is bordered by a range of painted timber fencing and selection of trees and shrubs. Extending to a generous 1,637 square feet of prime living accommodation and enjoying gas central heating, double glazing and an abundance of future potential, internal inspection is highly advised to fully appreciate all on offer within this compelling family home.





KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Circa 1637 Square Feet
- Large Open Plan Dining Kitchen
- Beautifully Landscaped Rear Garden
- Driveway Parking
- Detached Single Garage



