

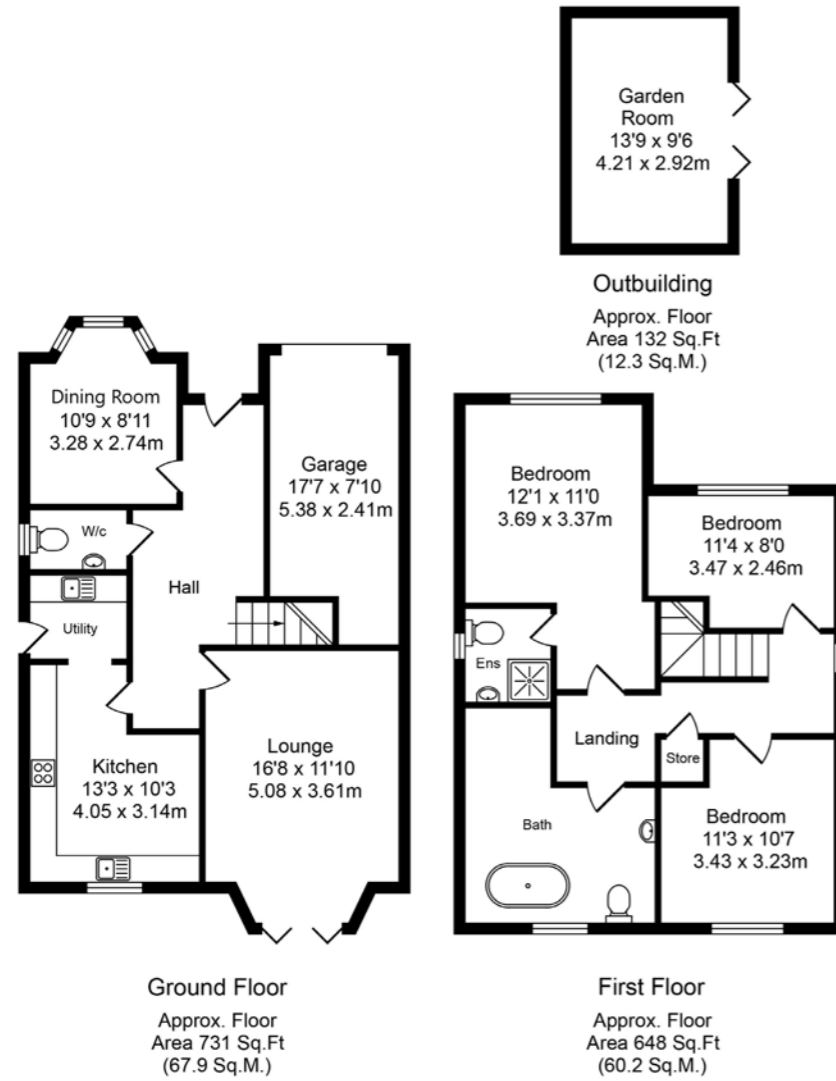


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1511 Sq.ft. (140.4 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  
 Maintenance Charge: £10 pcm (please contact the office for further details)

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.

Arnold and Phillips are delighted to bring to market an exciting opportunity to acquire this beautifully presented three-bedroom detached family home, residing attractively along the popular Hansby Close in Skelmersdale, West Lancs.

Conveniently positioned this vibrant property resides within close proximity to a host of local amenities and also enjoys superb transport and commuter links. With several highly regarded primary and secondary schools residing locally, this property would be ideal for working professionals, luxury downsizing and families alike.

Sited opposite a beautiful open green area, this property is approached via a private driveway which provides off road parking for multiple vehicles. Accessed via the main front entrance, one is received into a spacious and bright central entrance hallway. The front left of the property enjoys an integrated garage, whilst the front right of the property enjoys a bay fronted dining room. The rear of the property enjoys a generously proportioned main living room which is centred around a modern feature fireplace and finished to an exacting standard, flooded in natural light thanks to modern patio doors. Completing the ground floor accommodation is a fully fitted dining kitchen boasting an array of wall, base and tower units, featuring a range of integrated appliances, stylish premium contrasting work surfaces and an ample dining area.

Boasting generous proportions throughout and originally being four bedrooms, the first floor enjoys three well-proportioned family bedrooms, all of which are double in size and all beautifully decorated, with the main bedroom benefiting from lavish fully tiled en suite bathroom facilities. The main family bathroom further resides to this floor and enjoys a freestanding bath, WC, vanity wash hand basin and an abundance of space complemented with contemporary tiling.

Externally a recently constructed garden room provides an abundance of further utility, whether utilised as a home office, gym or entertainment room, the standard is high and enjoys a beautiful outlook over the rear professionally landscaped South-facing gardens. Not overlooked, this high-end outside space has been meticulously landscaped and thoughtfully curated to create a premium environment in which to relax and unwind. An attractive flagged patio terrace extends around the exterior of the property, providing an ideal place in which to entertain and dine alfresco full.

Extending to a generous 1,511 square feet of contemporary living accommodation and further benefiting from an extensive plot size, gas central heating and double glazing throughout, internal inspection of this stunning property is highly advised to fully appreciate all on offer within.





**KEY FEATURES**

- Beautiful Detached Family Home
- Three Bedrooms
- Circa 1511 Square Feet
- Stylish Dining Kitchen
- Professionally Landscaped Rear Garden
- Recently Constructed Garden Room
- Private Driveway



