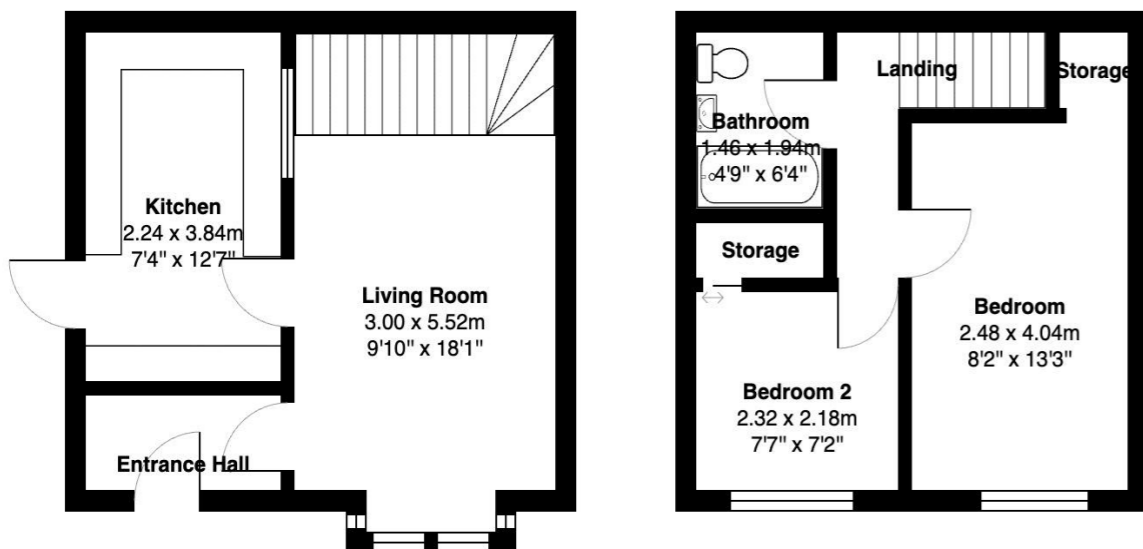




Chorley: 01257 241173 **Parbold:** 01257 442789
Ormskirk: 01695 570102 **Southport:** 01704 778668
 arnoldandphillips.com

23, Felstead, Birch Green, Skelmersdale, WN8 6QU



Total Area: 52.7 m² ... 568 ft²

All measurements are approximate and for display purposes only

Tenure: We are advised by our client that the property is Freeholds
Council Tax Band: A

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.



We are delighted to offer for sale this charming semi-detached home, tucked away in a private corner position, offering a tranquil and secluded living environment. This well-presented property is perfect for first-time buyers, with its comfortable living spaces and a realistic asking price.

Upon entering, you will be greeted by an inviting entrance that leads to the main living areas. The lounge is a cosy and welcoming space, perfect for relaxation and entertainment. The kitchen features wall and base units, providing ample storage space, and is equipped with an integrated oven and hob. There is also additional space for further appliances.

Moving to the first floor, you will find two well-proportioned bedrooms, both benefiting from built-in storage, allowing for a clutter-free living environment. The bedrooms offer a peaceful retreat, ideal for rest and rejuvenation. The three-piece family bathroom is finished in classic white and is complemented by tiled walls and includes a low level wc, vanity basin and a panelled bath with shower over.

Externally, the property boasts ample driveway parking, ensuring convenience for multiple vehicles. To the side of the property, there is an enclosed garden area that has been paved for ease of maintenance. This outdoor space offers a private sanctuary, perfect for enjoying the fresh air and alfresco dining.

Situated in a popular location, the property benefits from easy access to local amenities, schools, and transport links. Whether you're looking for a peaceful home or an investment opportunity, this semi-detached property ticks all the boxes.





