



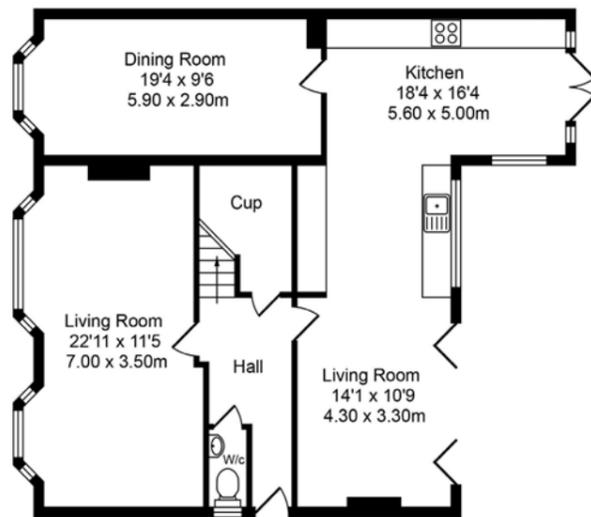
Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

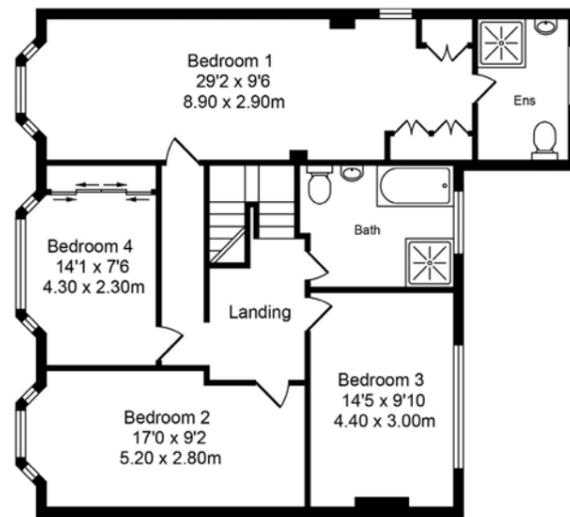
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2027 Sq.ft. (188.3 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
Approx. Floor Area 1012 Sq.Ft (94.0 Sq.M.)

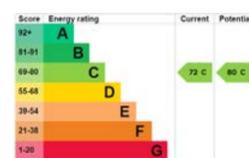


First Floor
Approx. Floor Area 1015 Sq.Ft (94.3 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: freehold
Council Tax Band: C

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.



THE LUXURY PROPERTY SPECIALISTS

Manor Grove, Skelmersdale
Offers in Excess of £365,000



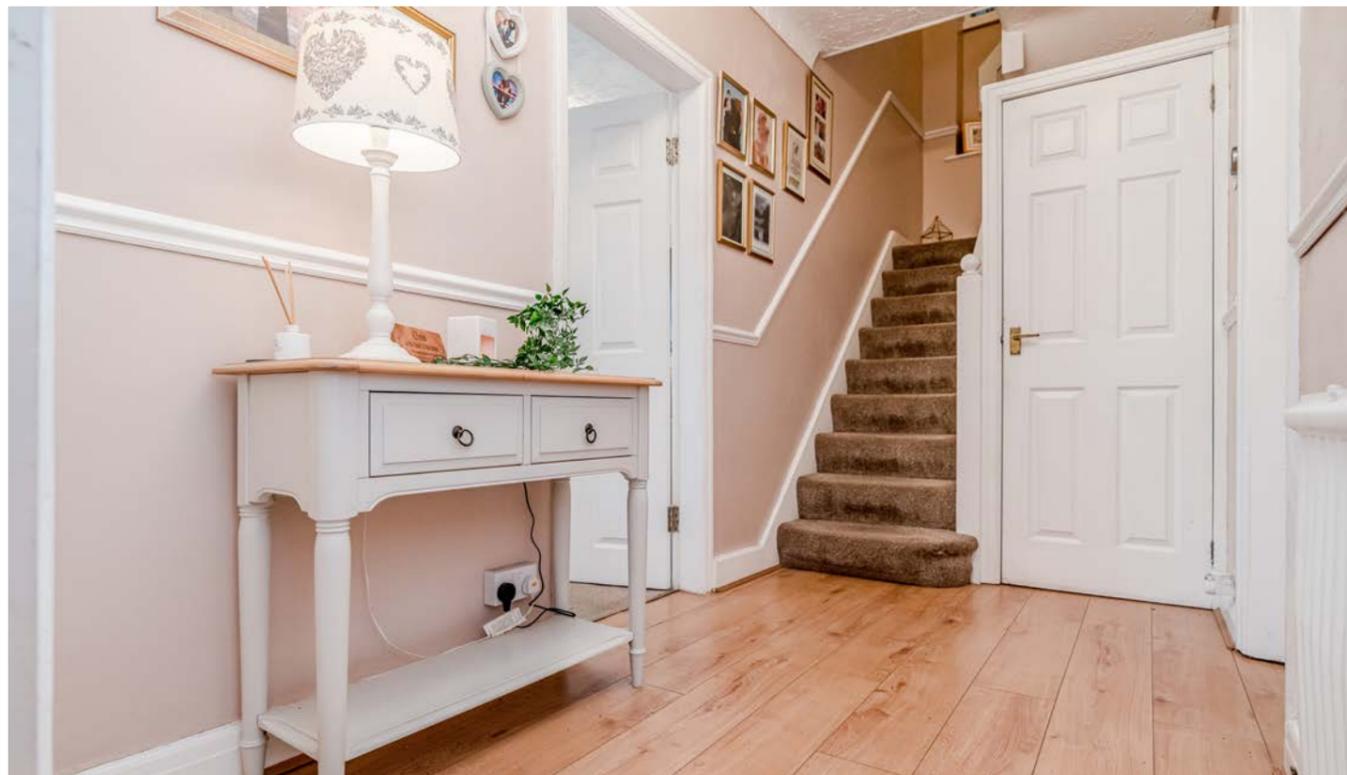
Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this thoughtfully extended four-bedroom link detached family home, nestled within a private plot in Skelmersdale, West Lancs. This versatile property offers the perfect blend of space, comfort, and convenience. Positioned ideally near amenities, superb transport links and highly regarded local schools, this home is tailor-made for family living. A private driveway welcomes you, providing ample off-road parking, while beautifully presented gardens adorn both the front and rear of the property.

Step inside and discover two large reception rooms to the front, creating an impressive triple front facade. At the rear, the property has been cleverly extended to create a spacious third living area, flooded with natural light from premium bi-folding doors. This seamlessly connects to an ample dining area and a modern fully fitted kitchen, complete with a range of integrated appliances and premium contrasting work surfaces.

Upstairs, four well-proportioned family bedrooms await, each decorated to a high standard and offering pleasant views of the surrounding area. The main bedroom boasts integrated wardrobes and en-suite bathroom facilities, while a tiled main family bathroom provides additional comfort with a bath, separate shower, WC and wash hand basin.

Outside, the rear garden offers privacy and tranquillity, with a spacious patio terrace perfect for entertaining. A centrally turfed lawn is bordered by established trees, plants and shrubs, while a convenient garden room summerhouse offers versatility as a home office, gym, or entertaining space.

With a generous 2,027 square feet of living accommodation, gas central heating and double glazing throughout, this property offers both space and comfort for modern family living. Don't miss out – schedule your viewing today and make this your new home sweet home!





KEY FEATURES

Extended Link Detached Home

Four Bedrooms with Ensuite to Master Bedroom

Circa 2027 Square Feet

Spacious Lounge

Separate Dining Room

Beautifully Decorated

Stunning Rear Garden

Summerhouse

Driveway Parking

Close to Amenities







