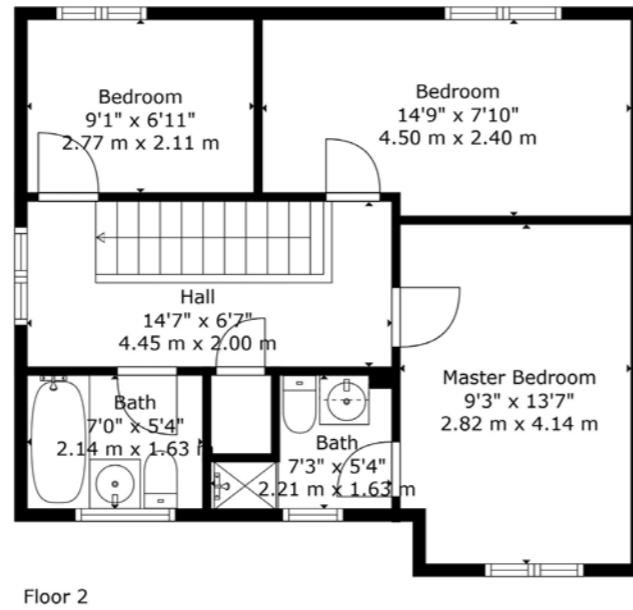
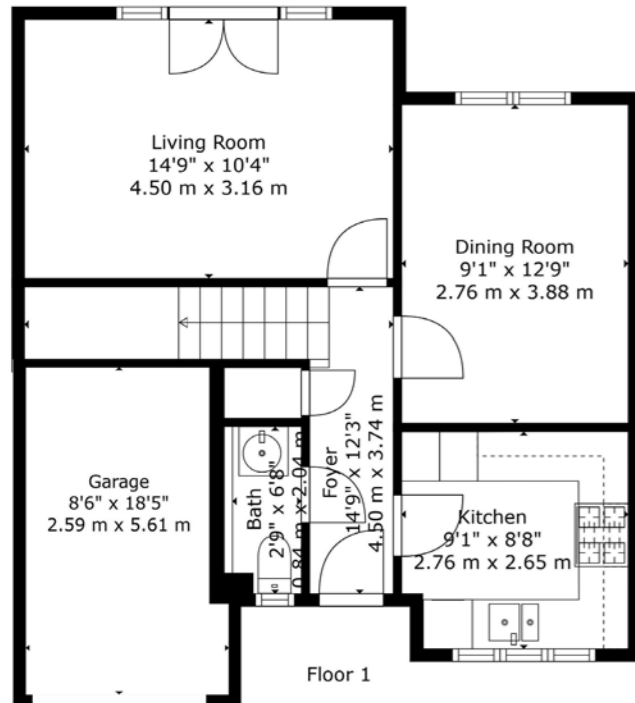




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com



TOTAL: 957 sq. ft, 89 m2
 FLOOR 1: 466 sq. ft, 43 m2, FLOOR 2: 491 sq. ft, 46 m2
 GARAGE: 146 sq. ft, 14 m2
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Leasehold
 Years Remaining on Lease: 979 years
 Ground Rent: £150 per annum
 Service Charge: No Charge Payable
 Council Tax Band: C
 Details Prepared: 09/05/2024

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 opportunity to acquire this well-appointed three-bedroom detached contemporary home, nestled within the picturesque Parkside Avenue in Skelmersdale, West Lancs.

Offering an ideal blend of modern living and convenience, this property is perfectly situated near local amenities, independent retailers and excellent transport links, making it ideal for professionals and families alike.

As you approach, a private driveway leads to an integrated garage, providing ample parking and storage space. The ground floor boasts generously proportioned reception rooms, all neutrally decorated and flooded with natural light. The rear of the property features a sleek wood-effect kitchen, complete with an array of storage options, integrated appliances, and contrasting work surfaces, offering both style and functionality.

Upstairs, three well-proportioned family bedrooms await, each offering a pleasant outlook over the surrounding area. The main bedroom benefits from tiled ensuite bathroom facilities, adding a touch of luxury to everyday living. The main tiled family bathroom completes the accommodation, featuring a bath with overhead shower, WC, and washbasin, all elegantly designed in clean white tiles.

Outside, the rear of the property provides a tranquil oasis, with a well-established garden featuring a centrally turfed lawn bordered by tended flower beds and painted timber fencing. A compact patio terrace offers an ideal space for outdoor entertaining, with the potential to extend further, subject to relevant planning consents.

With gas central heating, double glazing, and a modern finish throughout, this property offers comfort and efficiency. Don't miss the opportunity to explore this contemporary home further – internal inspection is highly advised to fully appreciate its charm and potential.





KEY FEATURES

- Detached Home
- Three Bedrooms
- Circa 957 Square Feet
- Fitted Wood-Effect Kitchen
- Well-Established Rear Garden
- Driveway Parking
- Excellent Location



