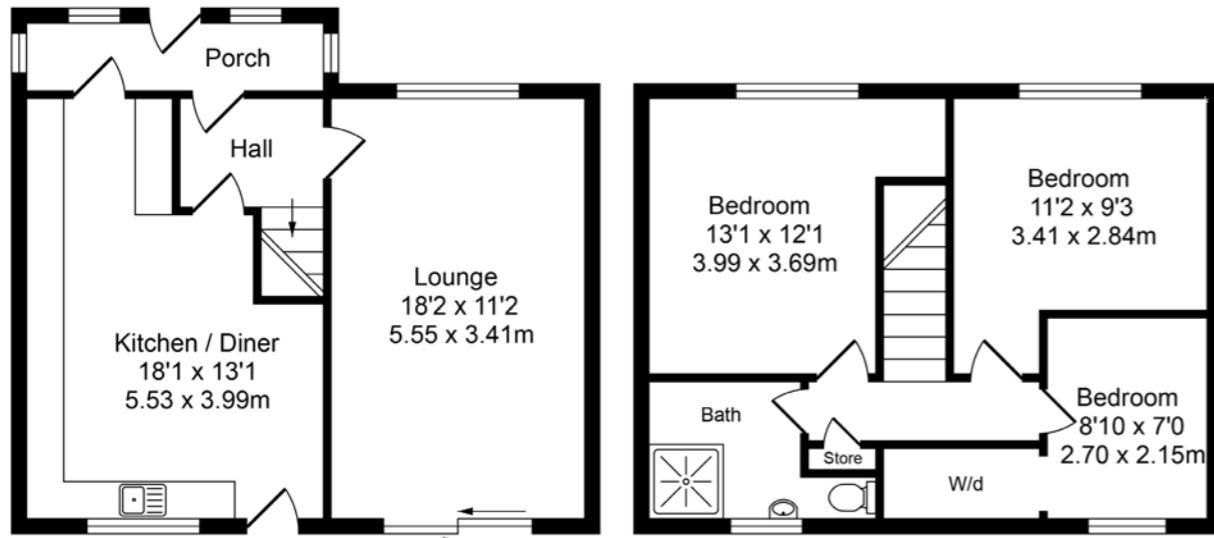




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 953 Sq.ft. (88.6 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 498 Sq.Ft (46.3 Sq.M.)

First Floor
 Approx. Floor Area 455 Sq.Ft (42.3 Sq.M.)



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

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.



Nestled along the popular Cedar Grove in Skelmersdale, West Lancs, Arnold & Phillips are pleased to bring to market an opportunity to acquire this charming three-bedroom mid-terrace property, offering a perfect blend of comfort and convenience.

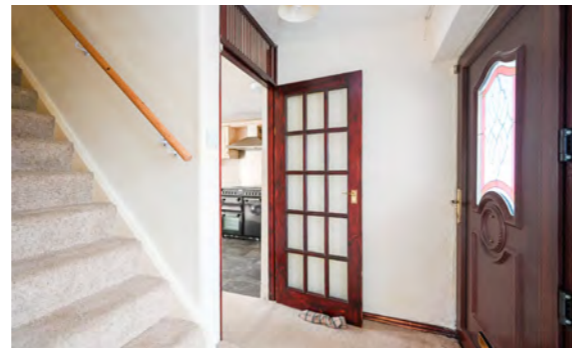
Ideal for families, working professionals, first time buyers and investors alike, it enjoys close proximity to a host of local amenities, reputable schools, and excellent transport links.

Upon entering, the ground floor welcomes you with a spacious main living room that spans the length of the property, flooded with natural light through dual aspect windows and sliding patio doors. The open-plan family dining kitchen features a variety of wall, base, and tower units, integrated appliances, and stylish contrasting work surfaces, along with an ample dining area.

Upstairs, three well-proportioned bedrooms await, two of which are generous doubles, all neutrally decorated to suit any taste. The modern family bathroom is finished with elegant tiles and includes a walk-in shower, WC, and wash hand basin.

Externally, the property boasts attractive gardens to the front and rear. The well-established rear garden features a large, turfed lawn bordered by painted timber fencing and a selection of plants and shrubs. A spacious patio terrace extends around the rear, providing an ideal space for outdoor entertaining.

With nearly 1,000 square feet of living space, gas central heating, and double glazing throughout, this versatile property is a fantastic opportunity. Internal inspection is highly recommended to fully appreciate all it has to offer.





KEY FEATURES

Mid-Terrace Home

Three Bedrooms

Circa 953 Square Feet

Open Plan Family Dining
Kitchen

Well-Established Rear Garden

Solar Panels

CCTV

Ideally Situated to Amenities,
Schools & Transport Links

