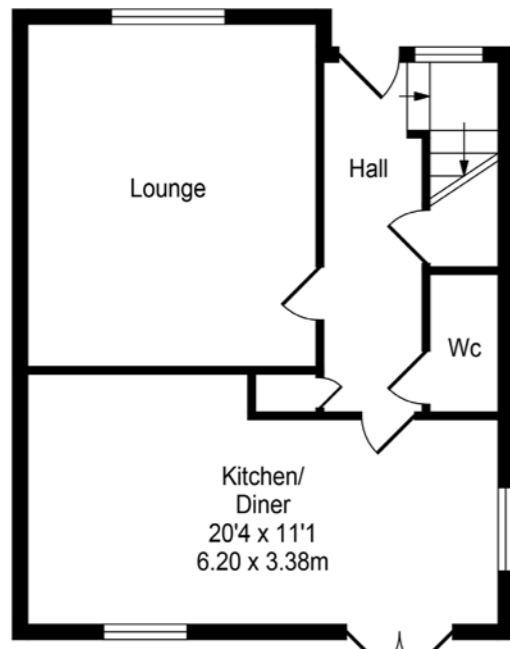




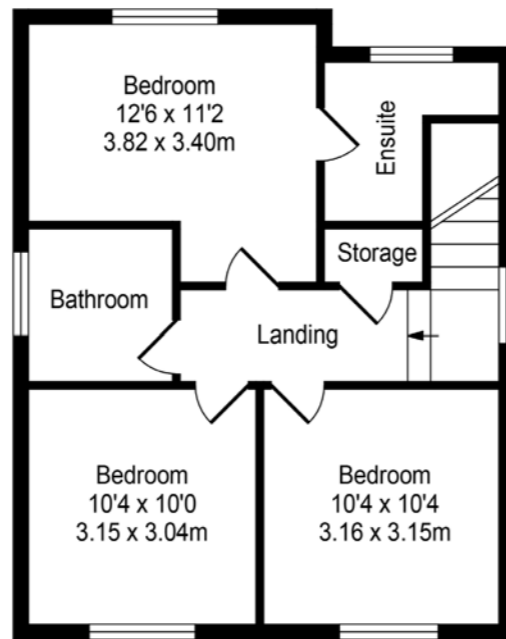
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1029 Sq.ft. (95.56 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 514 Sq.Ft
 (47.78 Sq.M.)



First Floor
 Approx. Floor
 Area 514 Sq.Ft
 (47.78 Sq.M.)



Tenure: We are advised by our client that the property is 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.



Arnold & Phillips are delighted to present this beautifully maintained three-bedroom detached modern property, superbly positioned along the sought-after Overdale Way in Skelmersdale, West Lancs.

This vibrant home is ideally situated within close proximity to an array of local amenities and offers excellent transport and commuter links, making it an ideal choice for working professionals and families.

The property is within the catchment area of several reputable schools, enhancing its appeal for families. Featuring off-road parking, the ground floor boasts a spacious main living room decorated to a high standard. Centrally located is a convenient WC. The highlight of the ground floor is the open-plan dining kitchen at the rear, equipped with a variety of wall, base, and tower units, integrated appliances, and contrasting work surfaces. The dining area is well-lit by modern French-style patio doors that open to the beautifully landscaped rear garden.

Upstairs, the first floor comprises three generously sized family bedrooms, all with neutral decor and pleasant views of the surrounding area. The main bedroom benefits from an en-suite bathroom. The family bathroom is well-appointed with a bath, shower, WC, and wash hand basin.

Externally, the rear garden is a standout feature, offering a well-tended central lawn, attractive stone borders, a summerhouse, a variety of plants and shrubs, and a spacious patio terrace perfect for outdoor gatherings.

Extending to approximately 1,029 square feet and featuring gas central heating and double glazing throughout, this property is a must-see. Internal inspection is highly recommended to fully appreciate all that this stunning home has to offer.

