



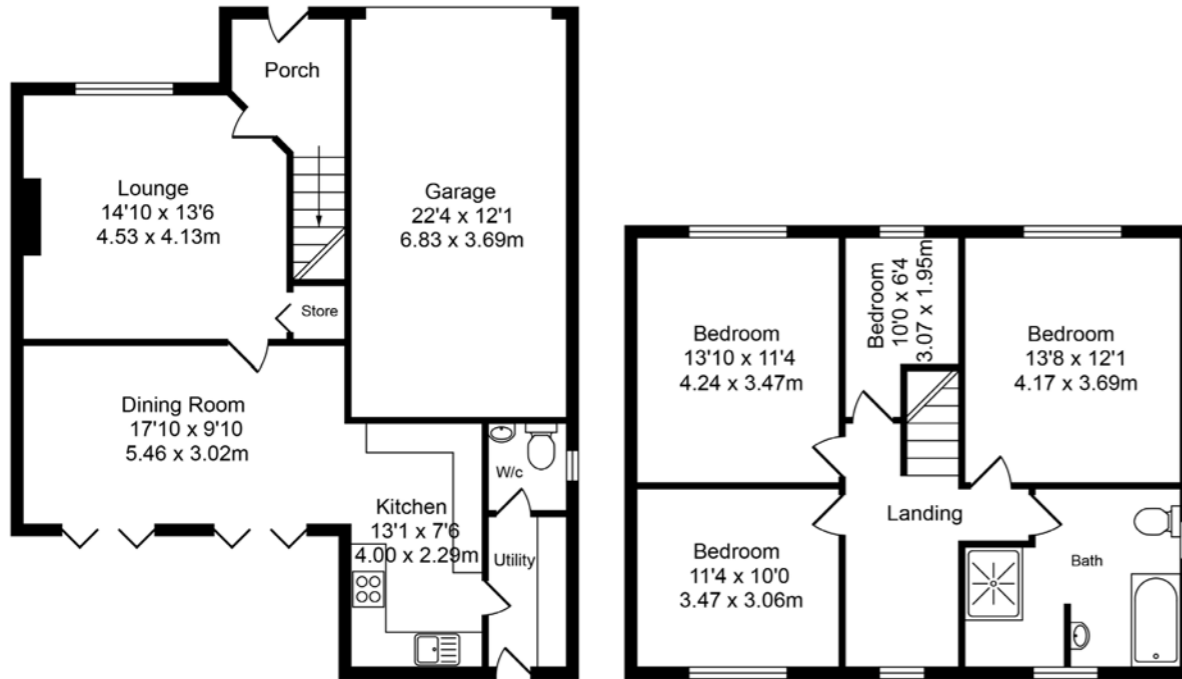
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1655 Sq.ft. (153.8 Sq.M.)

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



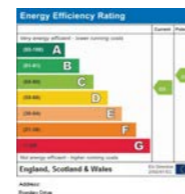
Ground Floor
Approx. Floor Area 917 Sq.Ft (85.2 Sq.M.)

First Floor
Approx. Floor Area 738 Sq.Ft (68.6 Sq.M.)



Tenure: Leasehold
Years Remaining on Lease: Approximately 990 years
Ground Rent Payable: £10 p.a.
Service Charge Payable: Zero charge payable
Council Tax: Band: B

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

Romiley Drive, Skelmersdale
Offers in Excess of £269,995



Arnold and Phillips are pleased to present to the market this spacious and considerably extended semi-detached home which offers a flowing layout which is a credit to the current owners. The home's floor plan covers an impressive 1655 square feet and has been finished to a high standard throughout with tasteful decor and quality fixtures and fittings.

The property rests in a convenient location in the ever sought after village of Old Skelmersdale, close to local amenities and good schools. This lovely home is definitely one to be looked at as it offers generous accommodation with a practical layout and is the perfect home for a family to grow into. The home has obviously been loved and well maintained by the current owners and it offers accommodation which briefly includes a welcoming reception hallway, a spacious lounge, large open plan kitchen/diner finished with a stylish array of modern hi-gloss wall and base units with ample workspace and integrated appliances, the ground floor is rounded off with a practical utility room and a handy W/C.

To the first floor there are four bedrooms and a large modern family bathroom incorporating a four piece suite finished in classic white with wall mounted sink unit, low level wc, panelled bath and glass screen shower.

Externally, the property has a garden to the front with a driveway providing private off-road parking and access to the garage. To the rear of the property is a good size garden with decking area/seating area ideal in the summer months and entertaining. Viewings on this lovely family home are essential to fully appreciate this lovely home.





KEY FEATURES

- Semi-Detached Home
- Four Bedrooms
- Circa 1655 Square Feet
- Large Open Plan Kitchen/
Diner with Integrated
Appliances
- Good-Size Rear Garden
with Decking/Seating Area
- Driveway Parking







