

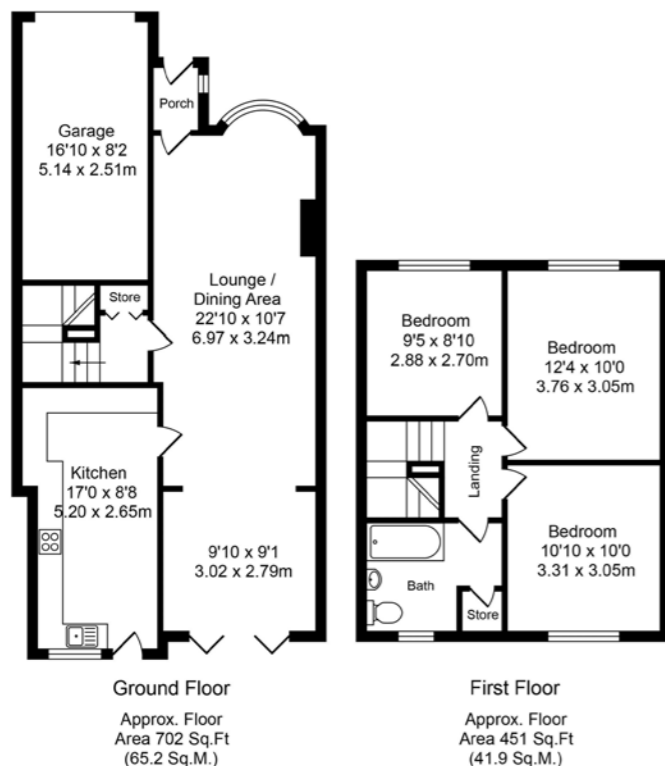


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1153 Sq.ft. (107.1 Sq.M.)

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



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



Arnold & Phillips are pleased to bring to market an opportunity to acquire this three-bedroom semi-detached property, located on the highly sought-after Thurcroft Drive in Skelmersdale, West Lancs. This appealing property boasts an enviable location, combining the advantages of suburban living with the convenience of nearby amenities. With excellent local schools, shops, and leisure facilities just a short distance away, this home is ideally situated for families and professionals alike.

This delightful three-bedroom semi-detached home features a welcoming front entrance porch leading into a spacious, open-plan dining lounge, beautifully centred around a feature fireplace. The attached garage and traditional timber shaker kitchen provide an array of units and a selection of integrated appliances, ensuring functionality and style. An adjoining second reception area completes the ground floor accommodation, offering flexibility for family living or entertaining.

On the first floor, the property offers three well-proportioned family bedrooms, including two generously sized double bedrooms. Each room is neutrally decorated, creating a blank canvas for personal touches. The main family bathroom is fully tiled and includes a bath with an overhead shower, WC, and wash hand basin, catering to the needs of a busy household.

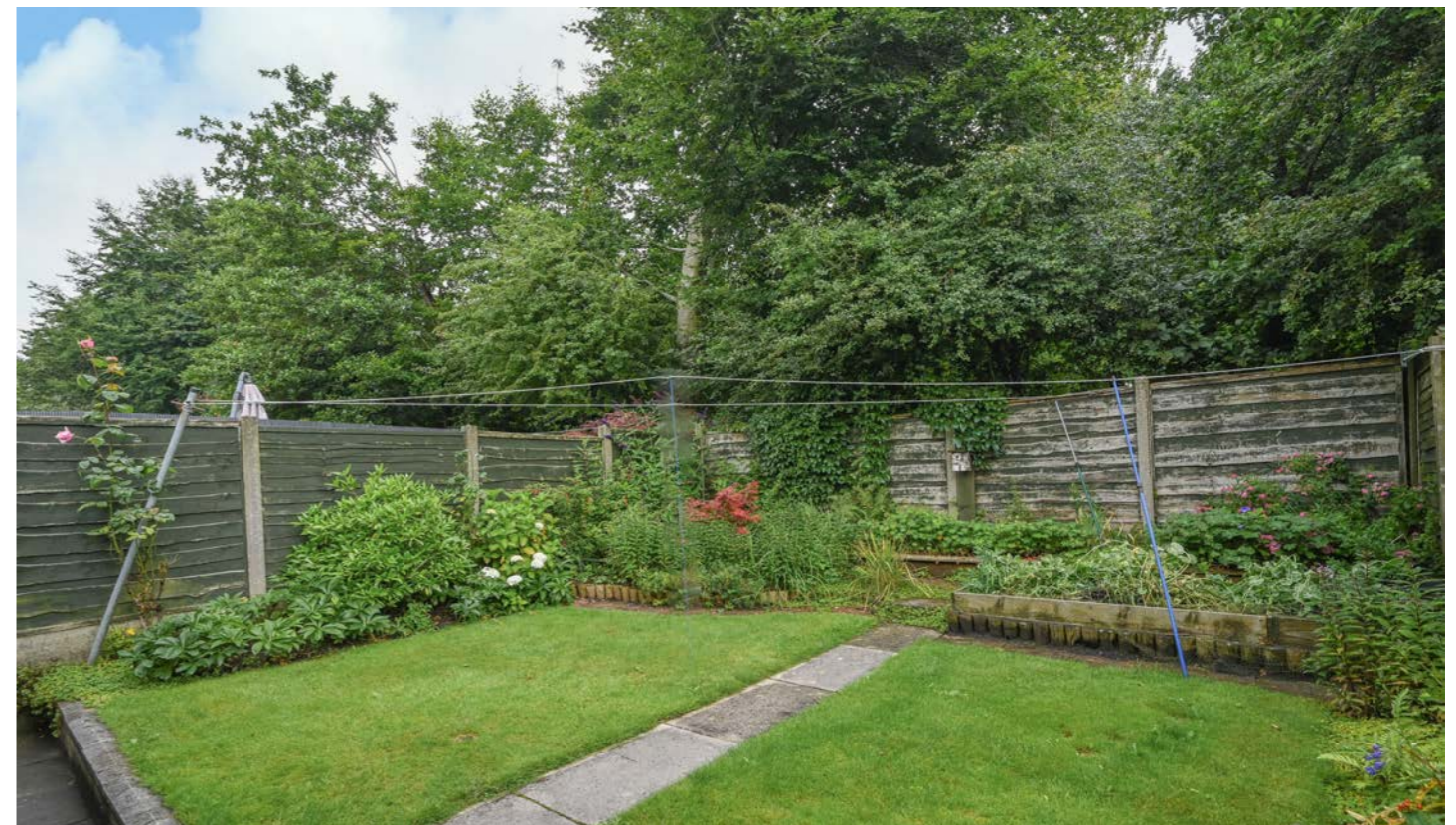
Externally, the property benefits from a well-established rear garden, which is not directly overlooked. The garden features a centrally turfed lawn bordered by a variety of trees, plants, and shrubs, providing a picturesque and private outdoor space. A patio area offers the perfect spot for outdoor gatherings, while the overall layout of the garden ensures it is both functional and attractive.

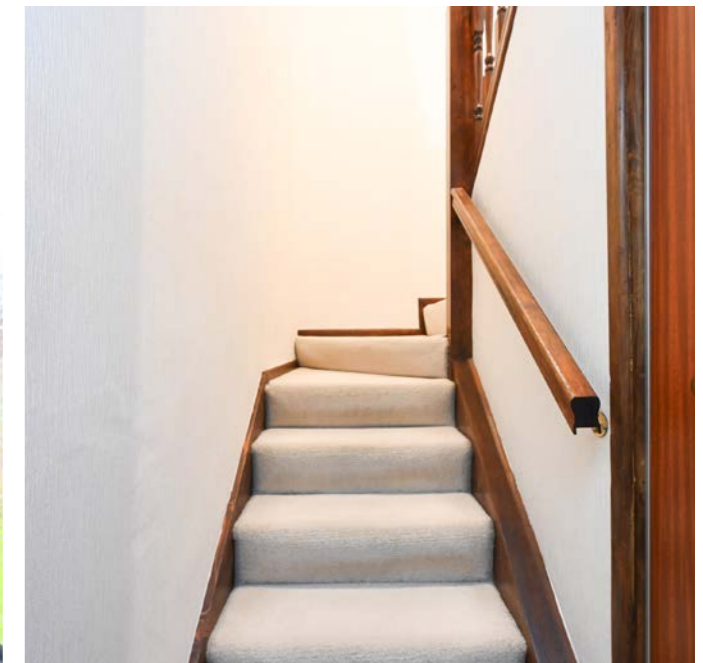
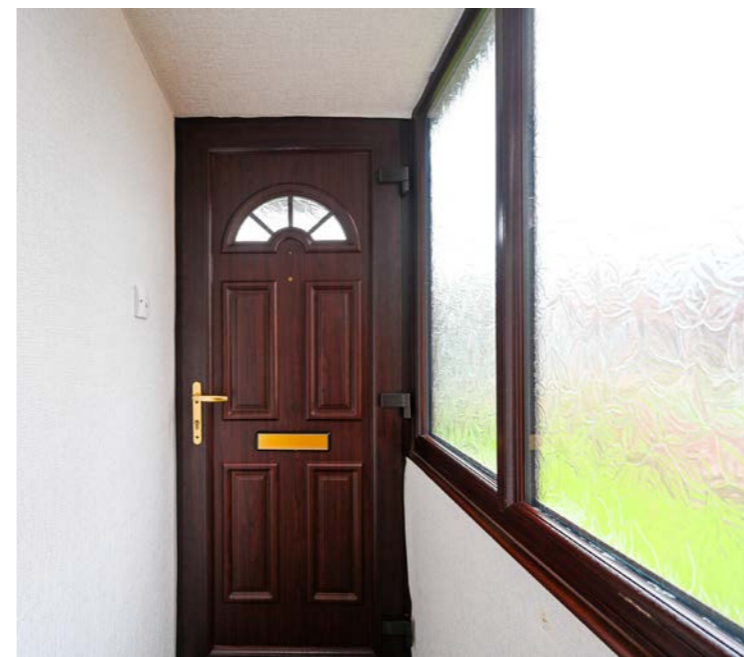
Extending to a generous 1,153 square feet, the property enjoys gas central heating and double glazing throughout, making it a comfortable and energy-efficient home. The attached garage offers potential for conversion or use as a workshop, adding to the property's versatility.

Skelmersdale is a thriving area with a strong sense of community. Excellent transport links, including easy access to the M58 and nearby railway stations, make commuting to nearby towns and cities straightforward. The local area offers a range of recreational opportunities, including parks, sports facilities, and cultural attractions, ensuring there is always something to enjoy.

Owning this home offers numerous benefits, including a desirable location, spacious and flexible living accommodation, and an attractive, private garden. This property is a perfect blend of traditional charm and modern convenience, making it an ideal home for families and professionals seeking comfort and style.

Internal inspection is highly advised.





KEY FEATURES

- Attractive Semi Detached Home
- Three Bedrooms
- Circa 1153 Square Feet
- Open plan Lounge Diner
- Spacious Kitchen
- Well Established Rear Garden
- Garage
- Driveway Parking
- Close to Amenities







