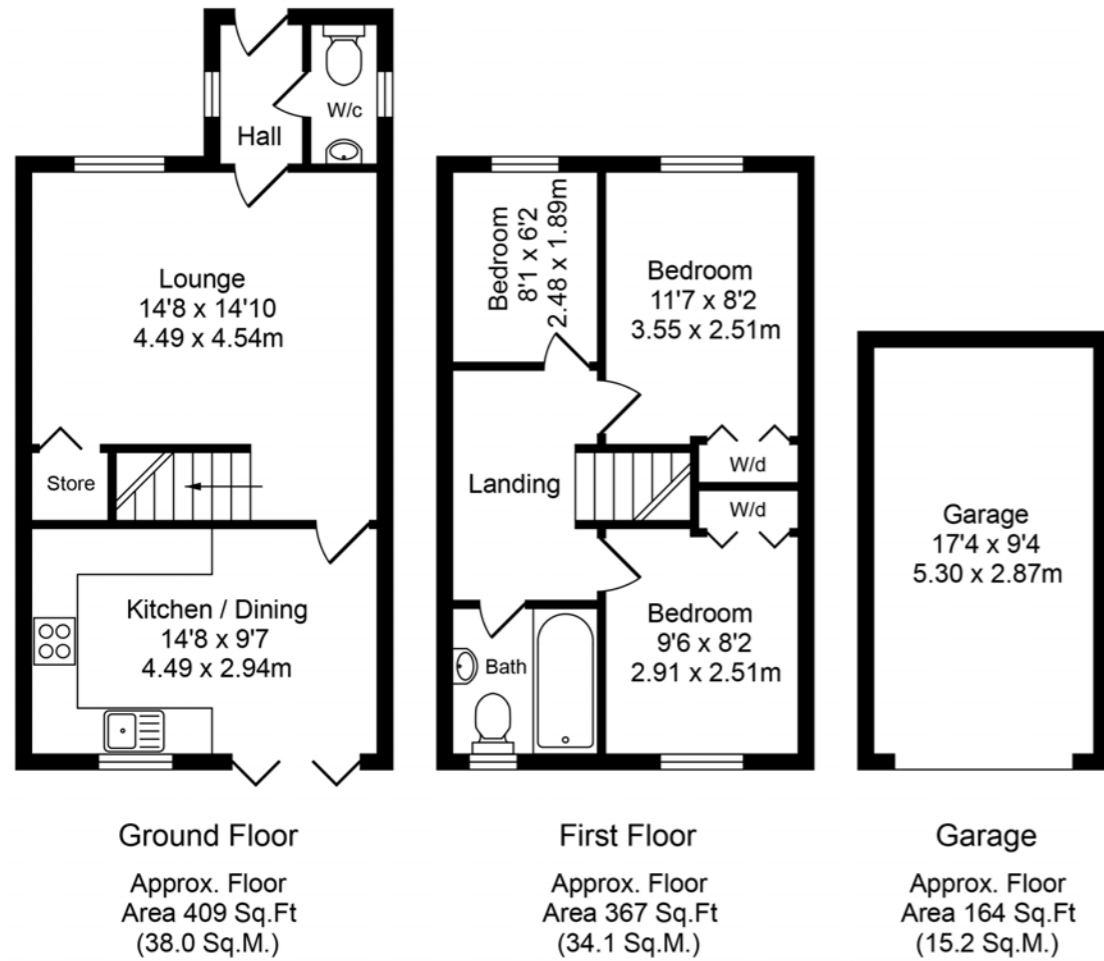




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 940 Sq.ft. (87.3 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: 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 offer this contemporary three-bedroom detached property for sale, located along the sought-after Essington Drive in Skelmersdale, West Lancs.

This modern build is appealing due to its well-thought-out design, spacious interiors, and prime location. Nestled in a community-friendly area, the property is close to highly rated schools, local shops, and a variety of amenities, making it an ideal choice for families. Nearby parks and recreational facilities add to the allure of this home, providing ample opportunities for leisure and outdoor activities.

Skelmersdale is a vibrant town known for its welcoming atmosphere and convenient living. The area is well-connected, with excellent transport links including regular bus services and easy access to major road networks, ensuring smooth commutes to nearby towns and cities. The local community boasts a rich history and offers a range of dining, shopping, and entertainment options, contributing to its appeal as a desirable place to live.

Approaching the property, you are greeted by a well-maintained front garden and private off-road parking. The exterior features a modern design with a blend of brick and render finishes, creating an attractive façade. The detached garage provides additional storage space and potential for various uses, while the front entrance offers a warm and inviting welcome to visitors.

The ground floor of the property includes a spacious main living room that serves as a perfect space for family gatherings and relaxation. The beautifully fitted dining kitchen is equipped with an array of wall, base, and tower units, featuring a range of integrated appliances and premium contrasting work-surfaces. This kitchen not only offers ample space for meal preparation but also serves as a delightful area for dining. Additionally, the ground floor includes a convenient cloakroom/WC.

On the first floor, you will find three well-proportioned bedrooms. Two of the bedrooms are double in size and come with integrated wardrobes, offering ample storage space. The main family bathroom is elegantly designed, featuring a bath with an overhead shower, WC, and wash hand basin, providing a comfortable and stylish space for daily routines.

Externally, the property boasts a beautifully landscaped garden, ideal for entertaining and outdoor activities. The detached garage adds to the practicality of the home, offering additional storage or potential for conversion into a home gym or office. The garden is thoughtfully designed with a mix of lawn and patio areas, providing a serene and private outdoor space.

Owning this home means enjoying a blend of modern convenience and community charm. The property's desirable location, combined with its spacious interior and well-maintained outdoor areas, makes it an excellent choice for families or investors. With gas central heating and double glazing throughout, this property promises comfort and energy efficiency year-round.

