

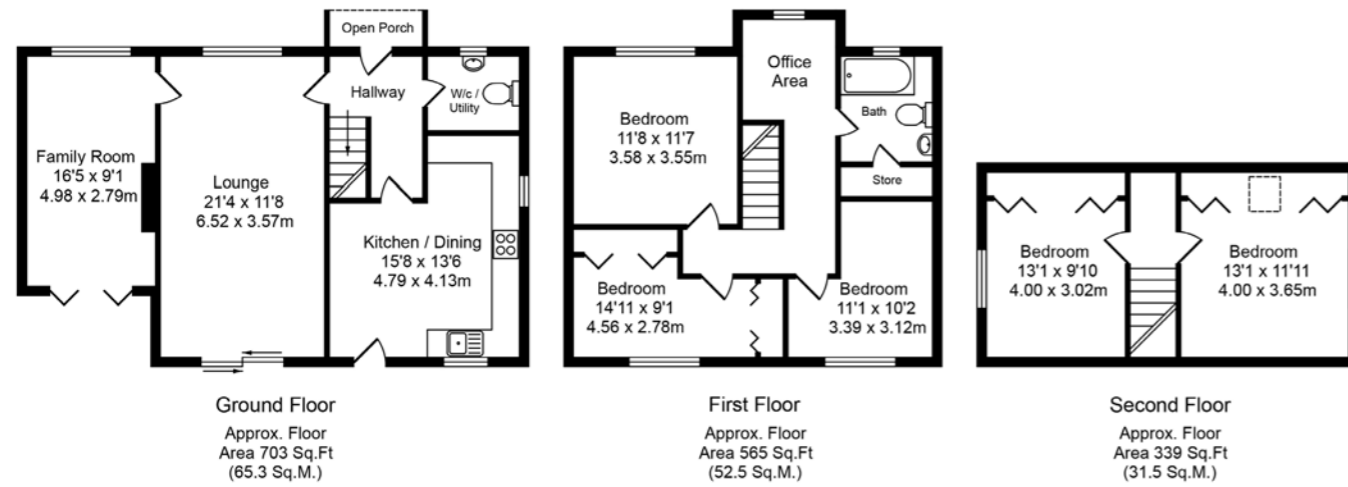


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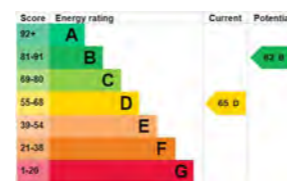
Total Approx. Floor Area 1607 Sq.ft. (149.3 Sq.M.)

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: D

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](http://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 spacious five-bedroom detached family home, nestled attractively within the quaint Willow Walk cul-de-sac in Skelmersdale, West Lancs. This exceptional property offers a rare opportunity to secure a spacious and well-appointed home in a highly sought-after location. With its generous living spaces, beautifully landscaped garden, and excellent proximity to local amenities, this property is the perfect family residence. The home is ideally situated near well-regarded schools, shopping facilities, and recreational amenities, ensuring a convenient lifestyle. Skelmersdale offers a vibrant community atmosphere, with parks, leisure centres, and essential services all within easy reach.

The property is set in a desirable and well-connected location, making it an attractive proposition for both families and commuters. Skelmersdale enjoys excellent transport links, with easy access to the M58 and M6 motorways, offering straightforward routes to nearby towns and cities including Ormskirk, Wigan, and Liverpool. Local bus services and train stations in surrounding areas provide further convenience for those traveling by public transport. The area is known for its scenic green spaces and a selection of outdoor activities, providing residents with a pleasant and relaxed living environment.

The exterior of this property is both welcoming and visually appealing. The approach features a well-maintained driveway offering ample off-road parking, complemented by a neat front lawn and a variety of mature shrubs, with a premium composite door allowing access. The house itself presents a striking façade with its blend of modern and traditional architecture, boasting clean lines and attractive brickwork. The cul-de-sac setting ensures peace and privacy, creating an inviting first impression.

Upon entering the property, you are greeted by a bright and spacious hallway leading to two large reception rooms, both perfect for entertaining and family living. The heart of the home is the stylishly appointed kitchen, complete with a generous dining area, a comprehensive range of fitted wall, base, and tower units, as well as integrated appliances and contrasting work surfaces. The ground floor also benefits from a convenient cloakroom and WC. The layout is thoughtfully designed to maximize space and functionality, providing an ideal setting for both day-to-day living and social gatherings.

The accommodation is spread across three floors, offering ample space for growing families. The first-floor houses three spacious bedrooms, all beautifully presented, with integrated wardrobes offering plenty of storage solutions. A versatile office area adds to the functionality of this level, while the modern family bathroom features clean white tiles, a bath with an overhead shower, and a sleek wash hand basin. On the second floor, you will find two additional double bedrooms, both boasting fitted wardrobes and elevated views of the surrounding area.

The rear garden is a true highlight of this property, offering privacy and a serene setting for outdoor living. Not directly overlooked, the garden features a sprawling lawn bordered by established trees and plants, creating a tranquil retreat. The upper level of the garden is home to a spacious children's play area, while a large patio terrace extends around the exterior, providing an ideal space for al fresco dining and summer gatherings. The property also includes potential space for further garden development, making it a versatile and attractive outdoor area.

This superb property combines style, space, and practicality, making it an ideal choice for those seeking a high-quality family home in a well-regarded location. Extending to 1607 square feet and enjoying five double bedrooms, gas central heating, double glazing, and the potential for future development, this home offers an abundance of possibilities. Internal inspection is highly recommended to fully appreciate everything this exceptional property has to offer.





