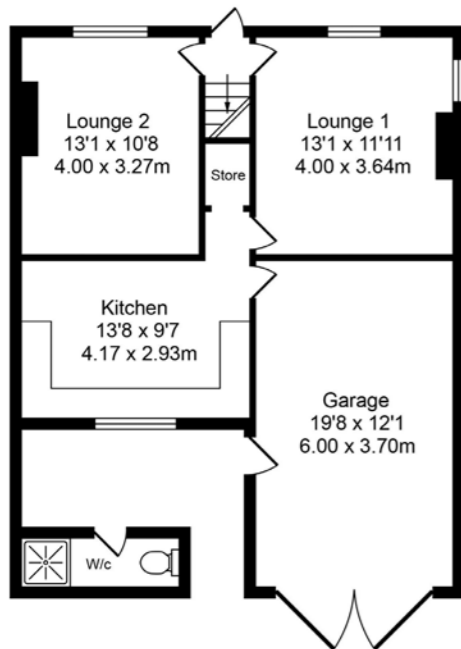




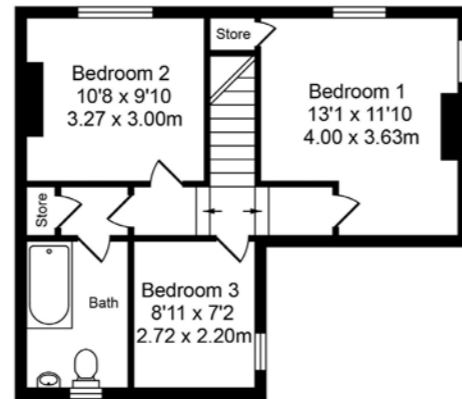
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1214 Sq.ft. (112.8 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 746 Sq.Ft (69.3 Sq.M.)



First Floor
 Approx. Floor Area 468 Sq.Ft (43.5 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: A

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 charming three-bedroom semi-detached property for sale, located along the sought-after Marchbank Road in Skelmersdale, West Lancs. This inviting home is set within a generous plot and offers an abundance of potential for both families and investors alike. The property benefits from its proximity to local amenities, including reputable schools, a variety of shops, and excellent recreational facilities. With easy access to the M58 and M6 motorways, commuting to nearby towns and cities such as Wigan, Ormskirk, and Liverpool is straightforward, making it an ideal choice for those looking for a well-connected yet peaceful place to live.

Marchbank Road is a popular residential area known for its friendly community atmosphere and well-maintained surroundings. The location is particularly appealing due to its close proximity to green spaces and parks, which provide excellent opportunities for outdoor activities and family outings. Public transport links are also readily available, with regular bus services connecting Skelmersdale to the wider region. Additionally, the area boasts a range of local amenities, including supermarkets, cafes, and leisure centres, ensuring that all your daily needs are met within easy reach.

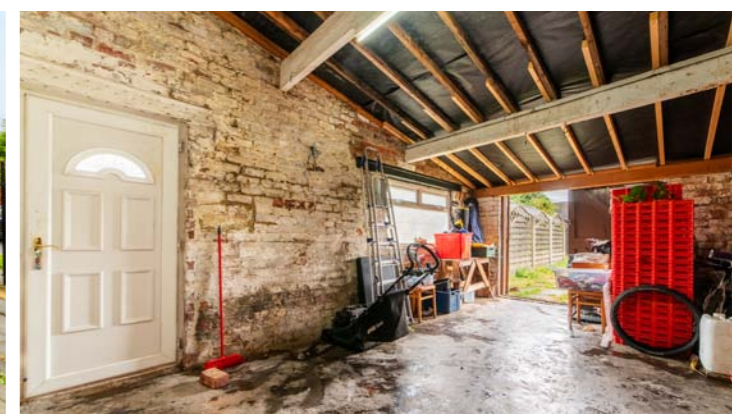
Approaching the property, you are greeted by a private driveway offering ample off-road parking, a highly desirable feature for any homeowner. The exterior of the property is both welcoming and well-presented, with an attractive front garden enhancing its curb appeal. The property also boasts a large integrated garage, which offers excellent potential for conversion into additional living space, subject to the necessary permissions. The rear of the property features an expansive garden that wraps around the side, providing a generous outdoor space that is predominantly laid to lawn, complemented by a well-proportioned patio terrace—ideal for alfresco dining or entertaining guests.

The ground floor of the property offers a versatile layout, with two spacious living rooms providing comfortable and inviting spaces for relaxation and family time. Both reception rooms are centred around feature fireplaces, adding warmth and character to the home. The centrally located fitted kitchen is well-equipped, offering an array of wall, base, and tower units, along with a selection of integrated appliances. The kitchen's contrasting work surfaces and ample storage make it both practical and stylish. Additionally, the ground floor is completed by a handy WC, further enhancing the convenience of the living space.

On the first floor, the property continues to impress with three well-proportioned family bedrooms, two of which are double in size. Each bedroom is designed with comfort in mind, offering ample space and natural light. The first floor is well-served by a modern tiled family bathroom, which includes a bath with an overhead shower, a WC, and a wash hand basin. The thoughtful layout of the sleeping quarters ensures a comfortable and restful environment for all members of the household.

Externally, the property's rear garden is a standout feature, providing a vast, private space that is ideal for children to play or for gardening enthusiasts to create their own oasis. The garden's wrap-around design offers a unique opportunity to extend the property or add additional outdoor features such as a summer house, subject to planning consents. The ample patio terrace is perfect for outdoor gatherings and enjoying warm summer evenings.

This property presents a fantastic opportunity for those looking to own a well-located home with significant potential. Whether you are a first-time buyer, a growing family, or an investor, this home offers a combination of space, location, and opportunity that is hard to match. With gas central heating, double glazing throughout, and a comfortable 1,214 square feet of living space, internal inspection is highly recommended to fully appreciate the potential on offer.





KEY FEATURES

CHARMING SEMI DETACHED HOME

CIRCA 1214 SQ FT

THREE BEDROOMS

TWO RECEPTION ROOMS

SET WITHIN A GENEROUS PLOT

AMPLE OFF ROAD PARKING

GARAGE

POPULAR LOCATION



