

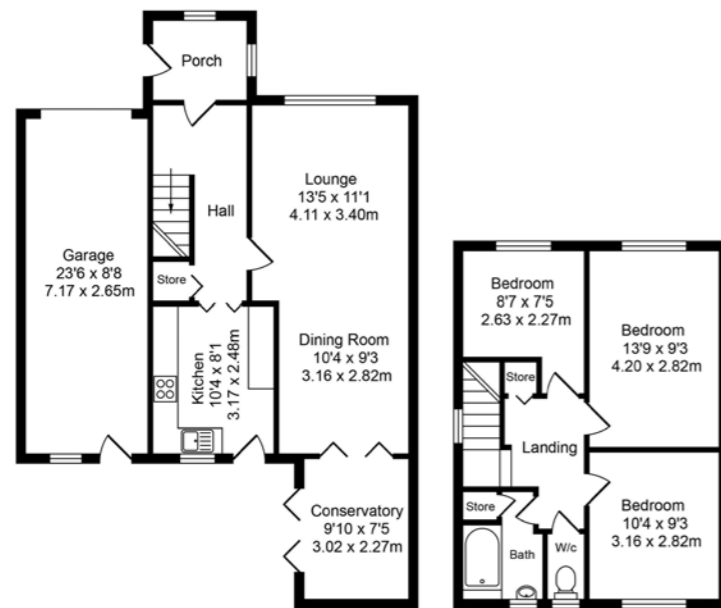


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 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1220 Sq.ft. (113.3 Sq.M.)**

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



**Ground Floor**  
 Approx. Floor Area 774 Sq.Ft (71.9 Sq.M.)

**First Floor**  
 Approx. Floor Area 446 Sq.Ft (41.4 Sq.M.)



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](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 and Phillips are delighted to present this beautifully presented three-bedroom semi-detached property in the heart of Skelmersdale, an exciting opportunity for those seeking a ready to move into family home. Offering an appealing layout, the property boasts a spacious open-plan living room and dining area, perfect for entertaining, along with a contemporary kitchen. Located in a vibrant and well-connected area, this home is within easy reach of highly regarded schools, shopping centres, and local amenities, making it a perfect choice for families and professionals alike.

Skelmersdale is known for its excellent community feel and fantastic transport links. The property is situated close to key roadways, including the M58, offering direct routes to Liverpool and Manchester. Public transport options are also readily available, with bus services connecting to surrounding towns and cities.

Upon entering the property, you are welcomed by a bright and airy ground floor featuring an impressive open-plan living and dining area. This spacious layout is ideal for modern family living and social gatherings. The modern kitchen is fitted with sleek, high-quality appliances, plenty of counter space, and storage solutions, providing everything needed for daily cooking and meal preparation.

The first floor of the property houses three generously sized bedrooms, all offering plenty of space and natural light. The master bedroom is particularly spacious, providing ample room for furniture and storage. The additional bedrooms are ideal for family members, guests, or home office use. A well-appointed family bathroom completes the first-floor accommodation, featuring contemporary fittings and a relaxing atmosphere.

The rear garden is a great feature of this home, offering a private and enclosed space perfect for outdoor entertaining and relaxation. The garden is well-maintained with a lawn and patio area, ideal for dining alfresco. This property also benefits from an integral garage, offering additional storage or potential for conversion into a workshop or home gym.

This property is truly a gem, offering the perfect combination of modern living, space, and convenience. Ready to move into, it presents a fantastic opportunity for those looking for a family home or a solid investment in a desirable location. With its appealing features, excellent transport links, and proximity to top-rated schools, this home is sure to impress.





KEY FEATURES

- Well Presented Semi Detached Property
- Three Generously Sized Bedrooms
- Circa 1220 Square Feet
- Open Plan Lounge Diner
- Modern Kitchen
- Well Maintained Rear Garden
- Driveway Parking
- Garage
- Close to Amenities







