

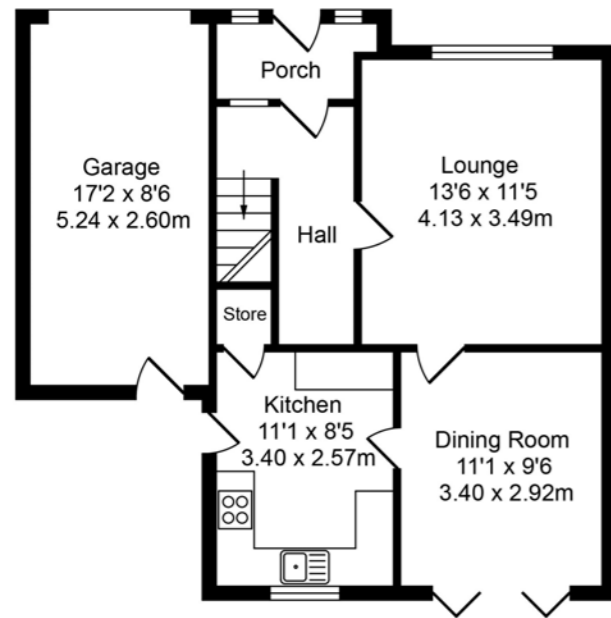


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

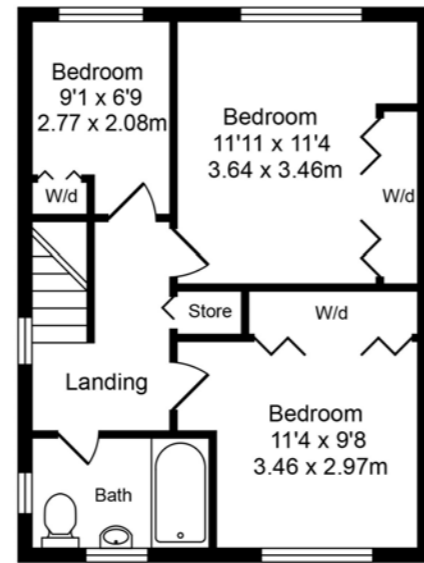
Parbold: 01257 442789  
 Chorley: 01257 241173

**Total Approx. Floor Area 1083 Sq.ft. (100.7 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 624 Sq.Ft (58.0 Sq.M.)



**First Floor**  
 Approx. Floor Area 459 Sq.Ft (42.7 Sq.M.)



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](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 pleased to bring to market this three-bedroom detached property for sale, nestled attractively within the popular Kestrel Park development in Skelmersdale, West Lancs.

This property stands out for its modern design and well-thought-out layout, making it a perfect family home. Located in a highly sought-after area, the property benefits from proximity to excellent schools, local shops, and a wide range of amenities. Residents will enjoy the convenience of nearby parks and recreational facilities, adding to the appeal of this delightful home.

Skelmersdale is a vibrant community with a rich history and a welcoming atmosphere. The area is well-connected by a network of public transport links, including regular bus services and easy access to major roads, ensuring seamless travel to nearby towns and cities. The local area is renowned for its friendly community feel, scenic green spaces, and an array of dining and shopping options, making it an ideal place to call home.

Approaching the property, you are greeted by a well-maintained front garden and a spacious driveway providing off-road parking. The exterior of the property is both attractive and practical, featuring a contemporary design with a mix of brick and render finishes. The front entrance porch offers a warm welcome, and the attached garage provides additional storage space or potential for conversion.

Upon entering the ground floor, you are welcomed into a bright and airy hallway leading to two dedicated reception rooms, perfect for entertaining guests or creating a cosy family living area. The modern kitchen, located at the rear of the property, is equipped with an array of wall, base, and tower units, featuring a range of integrated appliances and contrasting work-surfaces. The kitchen's design ensures ample space for meal preparation and dining. Additionally, the ground floor includes a convenient cloakroom/WC.

The first-floor hosts three well-proportioned bedrooms, two of which are double in size and feature integrated wardrobes. The master bedroom offers a serene retreat with ample storage space. The property is well-served by a modern family bathroom, designed with neutral tiles and equipped with 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 private and well-established garden, mainly laid to lawn and bordered by a variety of mature plants and shrubs. An ample patio terrace provides an ideal space for outdoor gatherings, whether it be for barbecues or simply enjoying the tranquillity of the garden. The garden also includes a storage shed and potential space for a home gym or additional outbuilding.

Owning this home means enjoying a blend of modern convenience and community charm. Its desirable location, combined with thoughtful design and spacious outdoor areas, makes it an excellent choice for families or those looking to settle in a friendly neighbourhood. With gas central heating and double glazing throughout, this property promises comfort and energy efficiency year-round.



