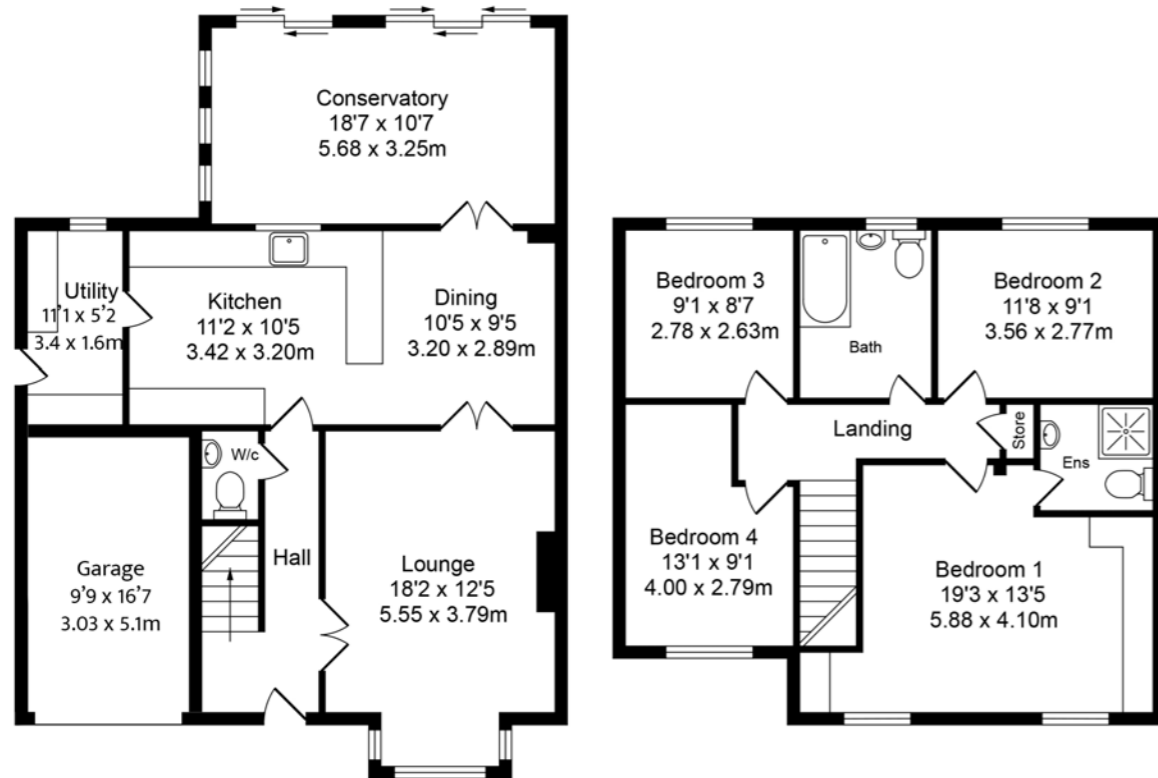




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1537 Sq.ft. (142.8 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 897 Sq.Ft (83.3 Sq.M.)

First Floor
 Approx. Floor Area 714 Sq.Ft (66.3 Sq.M.)



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. 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 excited to offer this exceptional four-bedroom detached family home, perfectly situated along the sought-after Elmers Green Lane in Skelmersdale, West Lancs.

This impressive property provides a rare blend of character and modern living, making it ideal for growing families or those simply looking for a spacious, adaptable home. Set back from the road via a private driveway, this home offers a sense of privacy and exclusivity while being conveniently located for local amenities.

As you approach, the property's frontage immediately captures attention, with its neatly maintained exterior and bay-fronted window providing a glimpse of the character that lies within. The driveway offers ample parking, leading to the front door which opens into a welcoming hallway. From the outset, this home feels bright, fresh, and immaculately presented, with high-quality finishes evident throughout.

On the ground floor, you'll find a collection of beautifully appointed reception rooms, each offering versatility depending on how you choose to use the space. The front living room, with its striking bay window, is particularly inviting, offering a cosy yet spacious feel. A modern feature fireplace provides the focal point for the room, perfect for gathering around on colder evenings, while the large window ensures the space feels open and well-lit.

Moving through to the heart of the home, the kitchen is a true highlight. Thoughtfully designed, it offers a sleek, contemporary aesthetic with high gloss cabinetry, premium worktops, and integrated appliances. The layout allows for easy cooking and entertaining, with a breakfast bar seamlessly connecting the kitchen to a more informal dining area. Whether preparing meals for the family or hosting friends, this space is functional yet stylish, offering everything a modern household needs. Off the kitchen, the utility room provides additional space for laundry and storage, keeping everything neatly tucked away and maintaining the clean lines of the main kitchen area.

To the rear, the modern conservatory floods the back of the house with natural light, creating a wonderful space to relax in or to use as an additional family area. Overlooking the garden, this room could easily adapt to a variety of needs — from a peaceful reading nook to a playroom or even a formal dining area. The flexibility this home offers is one of its standout features, allowing you to tailor the spaces to fit your lifestyle.

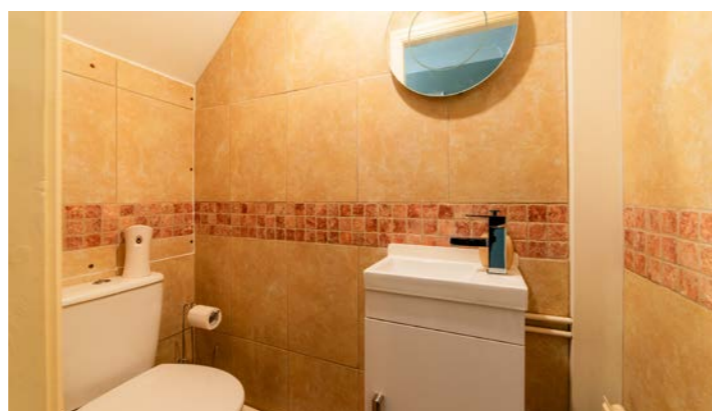
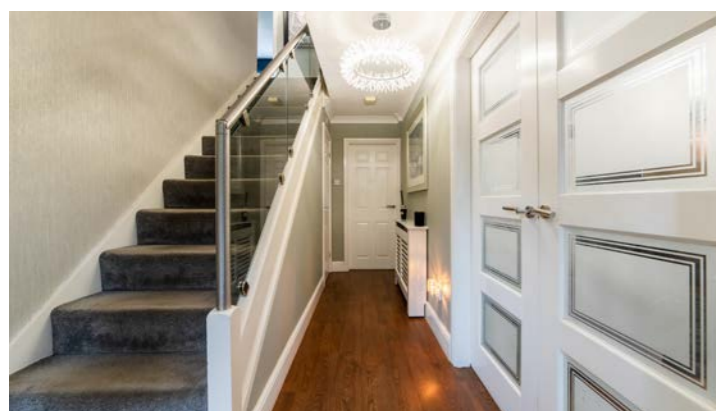
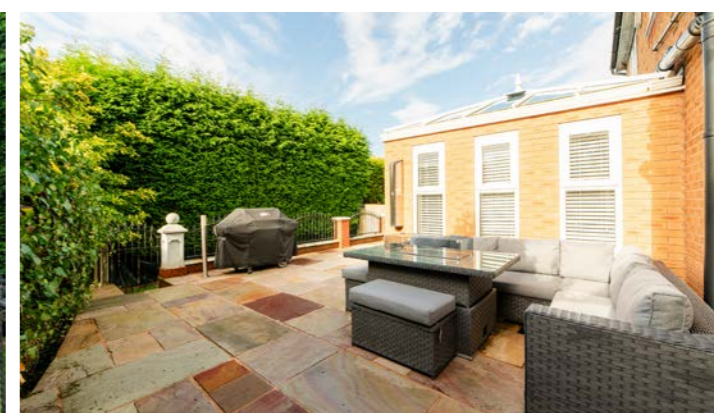
Heading upstairs, you'll find four well-proportioned bedrooms, all finished to an equally high standard. The main bedroom stands out with its private en-suite bathroom, offering convenience and comfort. The room itself feels expansive, providing plenty of space for larger furniture without feeling cramped. The additional bedrooms offer versatility, whether you need dedicated children's rooms, guest space, or even a home office. All rooms share the same attention to detail in their decoration, with a neutral palette that makes them feel light and airy, ready to move straight into without the need for immediate renovation.

The family bathroom serves the remaining bedrooms, featuring a full bath with an overhead shower, a WC, and a washbasin, all in a clean, modern style. This is a practical and well-appointed space, designed with family living in mind.

Stepping outside, the rear garden is a private haven, not directly overlooked, offering an excellent balance between a spacious patio terrace and a generous lawn. The patio area is ideal for outdoor meals, or just sitting out and enjoying the warmer months, with plenty of room for seating and perhaps a barbecue. The garden itself is a great size for children to play in or for keen gardeners to make their mark, yet remains manageable. The privacy of the garden is a real bonus, providing a quiet retreat without compromising on outdoor space.

In terms of location, Elmers Green Lane is one of the most desirable areas within Skelmersdale. The property enjoys a peaceful, residential setting, yet remains within easy reach of local amenities. Schools, shops, and transport links are all close by, making day-to-day life convenient and straightforward. Skelmersdale itself has a range of amenities, and nearby Ormskirk offers further options for shopping, dining, and leisure. For those needing to commute, the area is well-served by road links to the wider Lancashire area and beyond.

This is a home that truly offers the best of both worlds — a traditional layout with modern enhancements, plenty of space inside and out, and a location that combines peace and accessibility. If you're looking for a property that allows you to move straight in without the need for major work, but still offers the opportunity to make it your own, this could be the ideal choice. An internal inspection is highly recommended to fully appreciate everything this fantastic home has to offer.





KEY FEATURES

Exceptional Detached Home

Four Bedrooms
(Master with En-Suite)

Circa 1537 Square Feet

Premium Fitted Kitchen

Modern Conservatory

Private Rear Garden

Garage

Driveway Parking

Superb Location





