

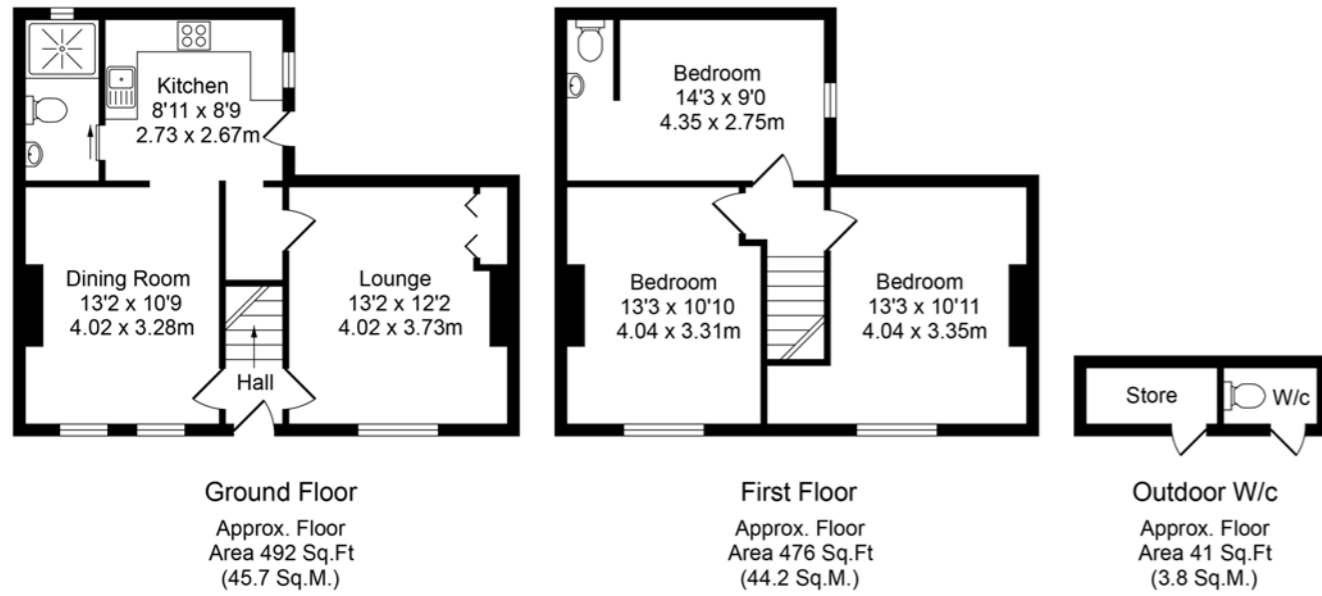


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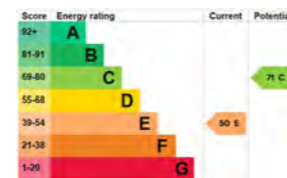
Total Approx. Floor Area 1009 Sq.ft. (93.7 Sq.M.)

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



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 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 & Phillips are thrilled to present this charming three-bedroom semi-detached home for sale, nestled in the highly sought-after Marchbank Road area of Skelmersdale, West Lancs.

This welcoming residence is set on a generous plot and boasts immense potential for families and investors alike. Its prime location offers convenient access to local amenities, including reputable schools, a diverse range of shops, and excellent recreational facilities. Commuters will appreciate the ease of access to the M58 and M6 motorways, providing seamless connections to nearby towns and cities such as Wigan, Ormskirk, and Liverpool. This makes it an ideal choice for those seeking a well-connected yet peaceful living environment.

Marchbank Road is situated in a vibrant residential neighbourhood known for its friendly community spirit and well-maintained surroundings. The area's appeal is further enhanced by its proximity to green spaces and parks, perfect for outdoor activities and family outings. Public transport links are readily available, with regular bus services connecting Skelmersdale to the wider region. Additionally, a variety of local amenities, including supermarkets, cafes, and leisure centres, ensure that all daily needs are easily met.

The ground floor features a versatile layout, with two spacious living rooms that create inviting spaces for relaxation and family gatherings. The kitchen is well-equipped with an array of wall, base, and tower units, providing ample workspace along with an integrated oven and hob, plus room for appliances. Completing the ground floor is a convenient three-piece shower room, enhancing the overall functionality of the living space.

Ascending to the first floor, you'll find three well-proportioned family bedrooms, two of which are generously sized doubles. Each bedroom is filled with natural light, and the main bedroom also offers the convenience of an en-suite WC and wash hand basin.

The exterior of the property boasts a standout rear garden, which is particularly spacious and brimming with potential for those looking to personalise their outdoor space. An ample patio area and hard standing provide additional secure parking options. The outside offers ample off-road parking, a highly desirable feature for any homeowner.

The sale represents a fantastic opportunity for those eager to invest in a well-located home with significant potential for modernisation. Whether you're a first-time buyer, a growing family, or an investor, this property combines space, location, and opportunity in a way that is truly hard to match. With gas central heating, double glazing throughout, and a comfortable 1009 square feet of living space, an internal inspection is highly recommended to fully appreciate the possibilities that await.





KEY FEATURES

- Charming Semi-Detached Home
- Three Bedrooms
- Circa 1009 Square Feet
- Two Spacious Living Rooms
- Well-Equipped Kitchen
- Generous Rear Garden
- Ample Off-Road Parking
- Great Location



