

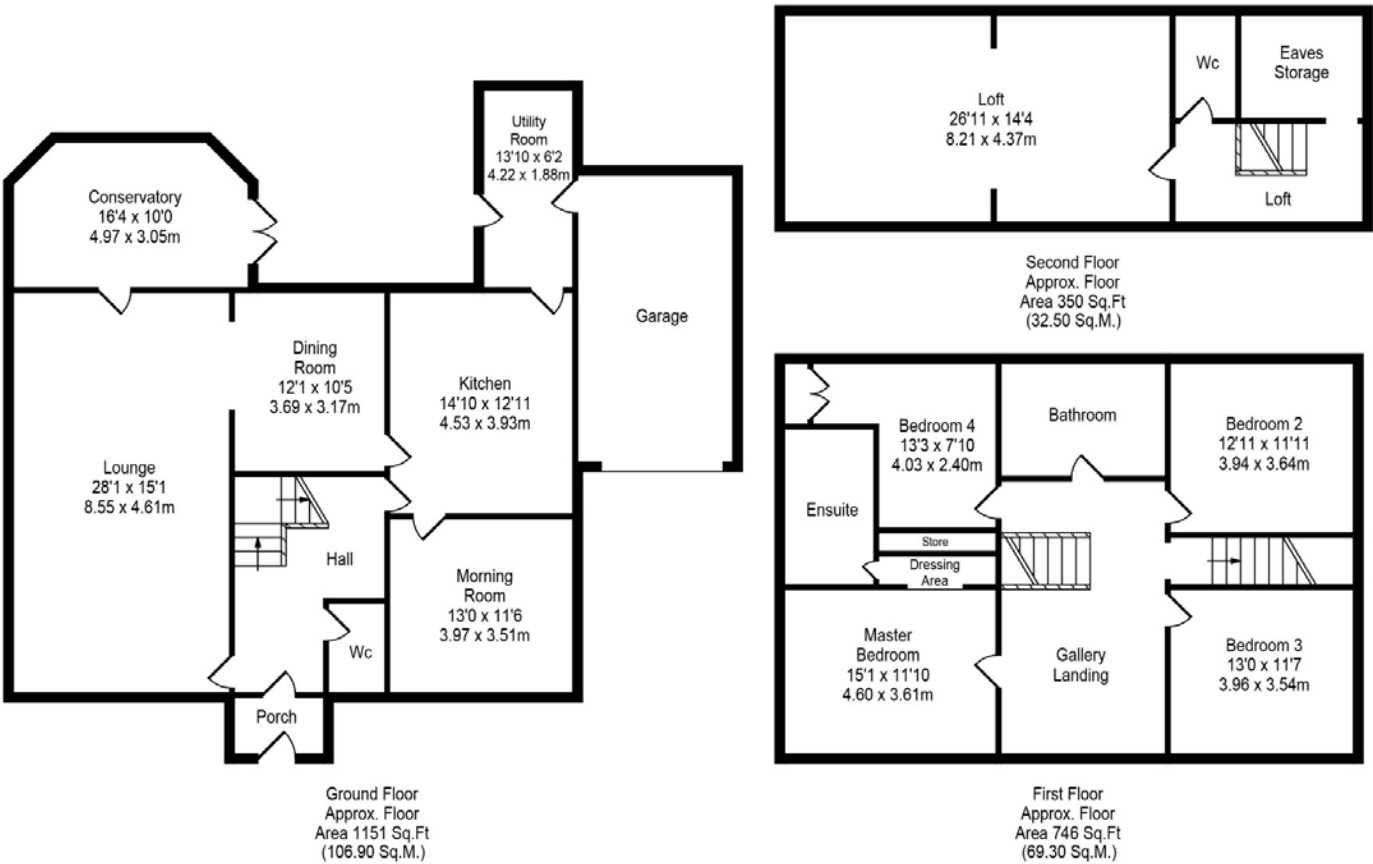


Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

ARNOLD & PHILLIPS  
 ESTATE AGENTS

Total Approx. Floor Area 2246 Sq.ft. (208.70 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: F

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.



THE LUXURY PROPERTY SPECIALISTS

Elmers Green, Skelmersdale

A&P



Arnold and Phillips are excited to present this spacious family home located on a large plot in a popular neighbourhood. The property has been nicely updated, blending modern style with cosy living. The rooms are filled with natural light and feature attractive decor, nice flooring, and quality fixtures.

As you enter, you'll find a roomy hallway that leads to a handy cloakroom. The main living area is a 28ft lounge with a charming brick fireplace that adds warmth. This welcoming space connects to a sunroom at the back, where you can enjoy views of the garden and access the patio through French doors.

The open layout continues into the dining room, which has parquet flooring and is conveniently near the kitchen - perfect for family meals and entertaining. The kitchen is equipped with plenty of quality cabinets, ample workspace, and integrated appliances, including a dishwasher, oven, and hob, plus space for additional appliances.

Upstairs, a gallery landing leads to four spacious bedrooms, each designed for comfort. Two bedrooms come with built-in wardrobes for added convenience. The master bedroom features a dressing room and a beautifully updated en-suite bathroom with modern fixtures. The family bathroom is also impressive, with a four-piece suite, including a relaxing corner bath.

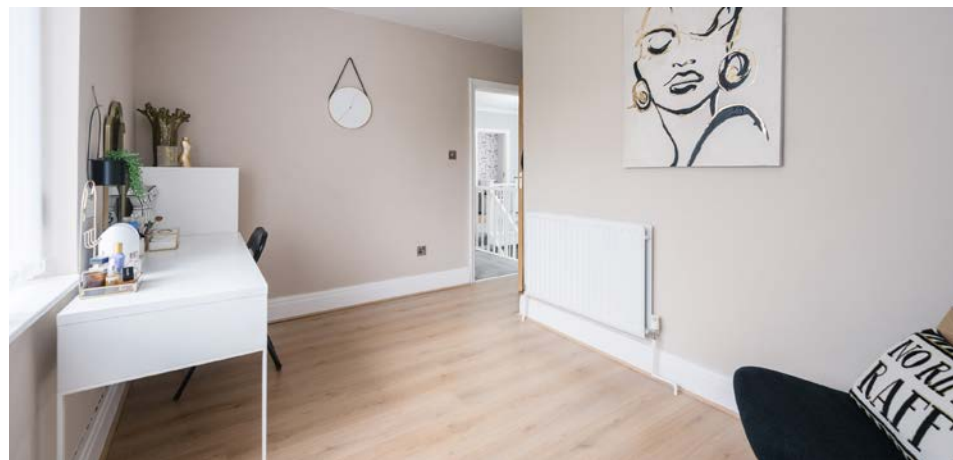
From the landing, there's access to a large 27ft loft room that offers lots of storage and potential for an extra bedroom, playroom, or home office.

Outside, the property sits on a large plot with plenty of parking and an attached garage equipped with power and lighting. The rear garden is especially nice, with well-maintained lawns, mature plants, and inviting patio areas, making it a great spot for outdoor relaxation.

This wonderful home offers space, style, and practicality, making it ideal for families and those who enjoy entertaining. Don't miss out on the chance to make it yours!







KEY FEATURES

- Large Detached Home
- Four Bedrooms
- Circa 2246 Square Feet
- Quality Fitted Kitchen
- Spacious Lounge
- 27ft Loft Room
- Large Plot
- Ample Off-Road Parking
- Attached Garage
- Popular Location









