

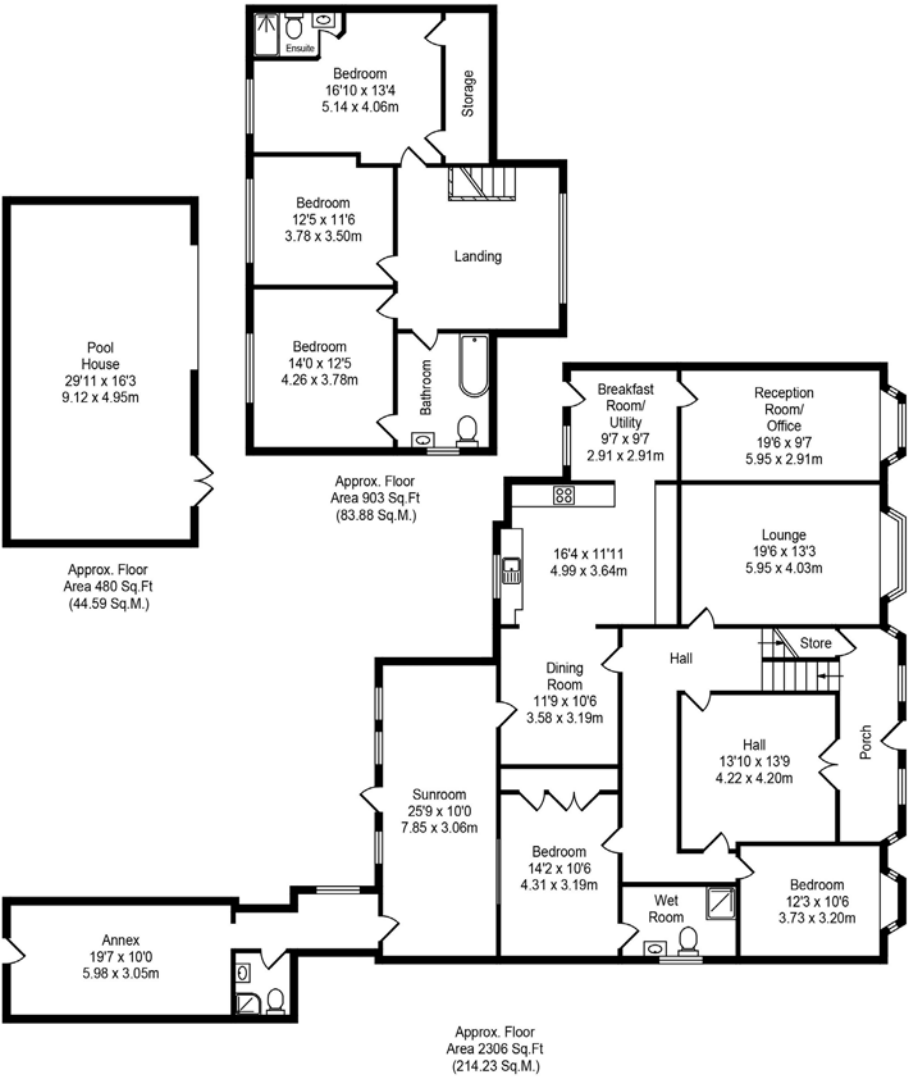


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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 3689 Sq.ft. (342.70 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: E

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



THE LUXURY PROPERTY SPECIALISTS

Liverpool Road, Skelmersdale

A&P

Arnold & Phillips are pleased to bring to market an opportunity to acquire this extensively proportioned four/five bedroom detached property, residing attractively along Liverpool Road in Skelmersdale, West Lancs. Set within a generous and private plot, this impressive property is brimming with an abundance of utility and individual customisation potential. The appeal of this property lies in its spacious layout and versatile rooms, perfect for large families or those seeking additional living space. Nearby, you will find highly regarded schools, various shops, and essential amenities, ensuring convenience and a high standard of living.

The locale is a vibrant and appealing area, known for its strong sense of community and excellent transport links. Residents benefit from easy access to major roadways and public transportation options, including nearby train stations and bus routes, ensuring convenient commutes to Liverpool, Manchester, and other surrounding cities. The town also offers a range of recreational facilities, parks, and local attractions, contributing to an enjoyable and active lifestyle.

The exterior of this impressive property is equally appealing, with a well-maintained facade and an inviting approach that exudes curb appeal. The property features a beautifully landscaped front garden and a private driveway that provides ample parking space. The combination of traditional charm and modern enhancements makes this home a standout in the neighbourhood.

Upon entering, the ground floor reveals a spacious adjoined annexe, offering additional living space or potential for multi-generational living, which currently houses a fitted sauna and bathroom. A large pool house, presently utilised as a games room and entertainment area, can easily be repurposed back to a swimming pool if desired. The ground floor includes two dedicated bedrooms, with the possibility of utilising other reception rooms as additional bedrooms if required. Centrally resides a modern fitted kitchen, boasting an array of wall, base, and tower units, featuring a range of integrated appliances, stylish work surfaces, and a large dining room with an adjacent breakfast/utility room. The ground floor also includes a modern wet room.

The first floor comprises three further double bedrooms, all neutrally decorated and enjoying pleasant outlooks over the surrounding area. There is also a large landing area (currently used as a sitting area), a family bathroom, and an en-suite, offering convenience and comfort for family living.

Externally, the private garden features a central artificially turfed lawn, bordered by a range of established trees, plants, and shrubs. A premium timber summer house and ample patio terrace make this serene retreat perfect for outdoor gatherings and relaxation. The well-maintained garden provides both beauty and privacy, enhancing the overall appeal of the home.

Owning this exceptional property offers numerous benefits, including well-designed living spaces, and proximity to essential services and recreational facilities. This versatile property represents a perfect blend of luxury, comfort, and convenience, awaiting its new owners to create lasting memories.





KEY FEATURES

IMPRESSIVE & SPACIOUS
DETACHED PROPERTY

CIRCA 3689 SQ FT

FOUR/FIVE BEDROOMS

ANNEX

LARGE POOL HOUSE
(CURRENTLY UTILISED AS A
GAMES ROOM &
ENTERTAINMENT AREA)

PRIVATE GARDEN

AMPLE OFF ROAD PARKING

SET WITHIN A GENEROUS





