

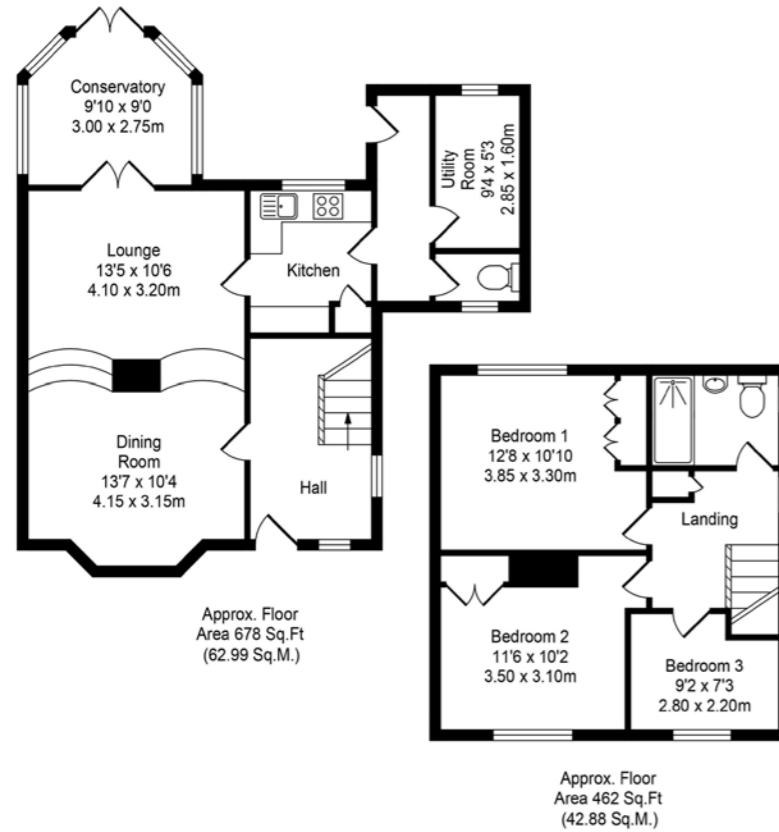


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

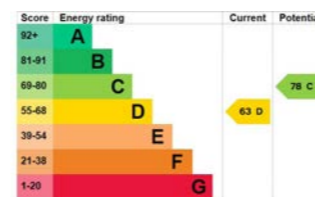
Total Approx. Floor Area 1140 Sq.ft. (105.87 Sq.M.)

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 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](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 and Phillips are delighted to present this well-maintained three-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac in the popular residential area of Olive Grove, Skelmersdale. Offering vacant possession and no onward chain, this property is an excellent opportunity for those looking for a home that balances space, practicality, and a peaceful yet well-connected location.

The property benefits from a neatly presented frontage with a well-kept lawn and a private driveway providing convenient off-road parking. The entrance is welcoming, with a well-lit hallway that leads directly into the main living areas of the home. The layout has been thoughtfully arranged to maximise space while offering a natural flow between rooms, ideal for modern family living.

At the heart of the home, the spacious lounge and dining area provide a comfortable and versatile space. A central feature fireplace with a decorative surround subtly separates the two areas while still maintaining an open-plan feel. The proportions of the room make it ideal for both everyday relaxation and entertaining, with ample space for various furniture configurations. From here, a garden room conservatory extends the living space, offering an additional seating area with direct views over the private rear garden. The conservatory provides an inviting spot to enjoy the outdoors while remaining sheltered, making it a useful space throughout the year.

The fitted kitchen is well-equipped with a good range of wall, base, and tower units, ensuring plenty of storage. A selection of integrated appliances enhances functionality, while the design allows for practical meal preparation. Adjoining the kitchen is a spacious utility room, a highly desirable feature that provides additional storage, laundry facilities, and access to a convenient ground-floor WC. The separation of this space from the main kitchen helps to keep household tasks tucked away from the primary living areas.

Moving upstairs, the property offers three well-proportioned bedrooms, all neutrally decorated to allow new owners to add their personal touch with ease. Two of the bedrooms are generously sized doubles, offering flexibility for a growing family or those in need of a home office. The third bedroom, while slightly smaller, is still a practical space that could serve as a child's room, study, or dressing room, depending on individual needs. The main family bathroom is well-presented, featuring a bath with an overhead shower, WC, and washbasin, all finished in a stylish tiled design that ensures a fresh and contemporary feel.

Externally, the rear garden is a standout feature, offering a private and established outdoor space. A patio terrace provides an ideal spot for outdoor seating and summer dining, while the central lawn is framed by mature plants and shrubs, adding to the sense of tranquillity. The secure and enclosed nature of the garden makes it a practical and safe space for children or pets to enjoy.

The property is positioned within easy reach of local amenities, including supermarkets, shops, and dining options. Olive Grove benefits from strong transport links, with nearby access to the M58, making commuting to Liverpool, Manchester, and beyond straightforward. Well-regarded schools are also within close proximity, adding further appeal for families looking to settle in the area. Skelmersdale itself has seen significant development in recent years, offering a good balance between green open spaces and essential town conveniences.

With gas central heating and double glazing throughout, this home is both energy-efficient and comfortable. Internal inspection is strongly advised to fully appreciate the space and practicality on offer. Whether you're a first-time buyer, a growing family, or looking to downsize to a well-connected yet peaceful location, this property presents an excellent opportunity.





KEY FEATURES

- Well Presented Semi Detached Property
- No Chain
- Three Bedrooms
- Circa 1140 Square Feet
- Cul-de-Sac Position
- Spacious Lounge/Diner
- Stylish Kitchen
- Light and Bright Conservatory
- Good Sized Rear Garden
- Popular Area







