



Ormskirk: 01695 570102  
Southport: 01704 778668  
arnoldandphillips.com

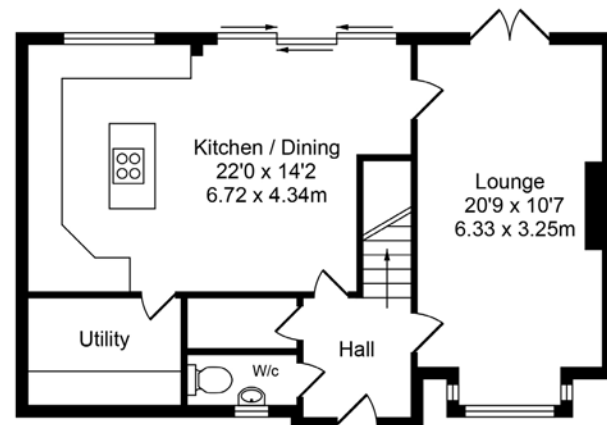
Parbold: 01257 442789  
Chorley: 01257 241173

ARNOLD & PHILLIPS  
ESTATE AGENTS

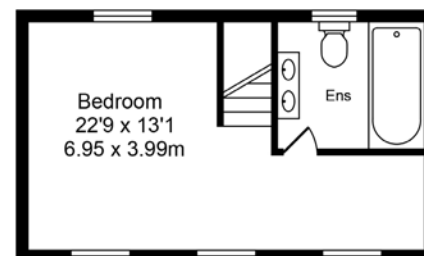
## Willow Walk

Total Approx. Floor Area 1438 Sq.ft. (133.6 Sq.M.)

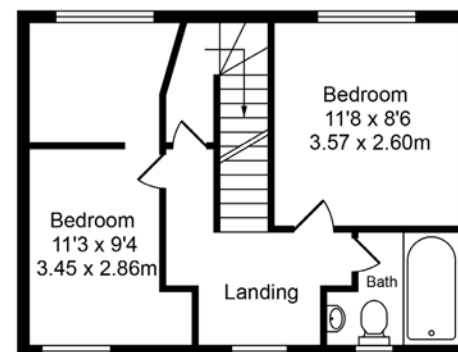
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor  
Area 679 Sq.Ft  
(63.1 Sq.M.)



Second Floor  
Approx. Floor  
Area 299 Sq.Ft  
(27.8 Sq.M.)

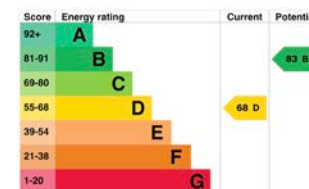


First Floor  
Approx. Floor  
Area 460 Sq.Ft  
(42.7 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
Council Tax Band: C

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

Willow Walk, Skelmersdale

A&P



Arnold and Phillips are delighted to offer this beautifully renovated three-bedroom detached property, set across three levels, and positioned within the highly sought-after Willow Walk cul-de-sac in Skelmersdale, West Lancs. This stunning home has undergone a complete transformation and now blends modern design with comfort and functionality, offering the perfect environment for contemporary family living.

The property is approached via a private driveway, ensuring privacy and off-road parking for multiple vehicles. The front garden is well-maintained, with attractive borders and a welcoming atmosphere. Upon entering, you'll immediately appreciate the sense of space and light. The ground floor features a large main living room that centres around a striking modern fireplace, making it an ideal space for relaxing with family or entertaining guests. A picturesque bay window allows natural light to flood the room, creating a bright and airy atmosphere.

Moving towards the rear of the property, you'll find an impressive open-plan family dining kitchen, which has been expertly designed for both style and practicality. The kitchen area boasts a range of high-quality, fitted wall, base and tower units, all complemented by premium contrasting work surfaces and a central feature island that provides additional workspace and a sociable focal point. The integrated appliances are all top-of-the-line, making this space ideal for both everyday cooking and more elaborate meals. This wonderful space extends seamlessly into the utility room, where modern sliding patio doors provide easy access to the rear garden, enhancing the flow of the space and giving it a truly open feel.

The first floor offers two generously sized double bedrooms, both of which have been thoughtfully decorated to a high standard, providing comfortable and relaxing spaces for rest and relaxation. The main family bathroom is also located on this floor and features a contemporary design, with a bath complete with an overhead shower, WC, and a vanity wash hand basin. This layout ensures that the entire family has easy access to the necessary amenities while maintaining a sense of personal space in the bedrooms.

The second floor of the property is dedicated to the master suite, offering both an abundance of storage and a luxurious en-suite bathroom. This room has been designed as a true retreat, with ample space for furniture and a tranquil atmosphere, making it the perfect place to unwind at the end of the day. The en-suite is equally impressive, offering a stylish space with all the necessary fixtures and fittings for modern living.

Externally, the rear garden has been beautifully landscaped to create a series of areas to explore and enjoy. The established plants and shrubs surround a centrally placed turfed lawn, providing a picturesque setting for outdoor activities. A spacious patio terrace offers a perfect space for outdoor dining, entertaining, or simply relaxing in the sunshine. Whether you're hosting summer barbecues or enjoying a quiet evening outdoors, the garden is a fantastic extension of the living space.

At a generous 1,438 square feet, this home has been carefully renovated to provide modern living with all the comforts you would expect. Gas central heating and double glazing are installed throughout, ensuring energy efficiency and comfort year-round. Internal inspection of this exceptional property is highly recommended to fully appreciate the high standard of renovation and the attention to detail that has gone into creating such a beautiful home.

Located in a desirable and peaceful cul-de-sac, the property benefits from excellent local amenities, including schools, shops, and transport links, making it an ideal location for families. Skelmersdale offers a range of services and easy access to nearby towns and cities, providing the best of both worlds a quiet, suburban setting with convenient links to urban areas. Whether you're looking for a well-connected commuter base or simply a peaceful place to call home, this property ticks all the boxes. This fully renovated home is an opportunity not to be missed, offering a high level of quality and comfort in one of the area's most desirable locations. Internal inspection is highly advised to fully appreciate the beautiful finish available within.

