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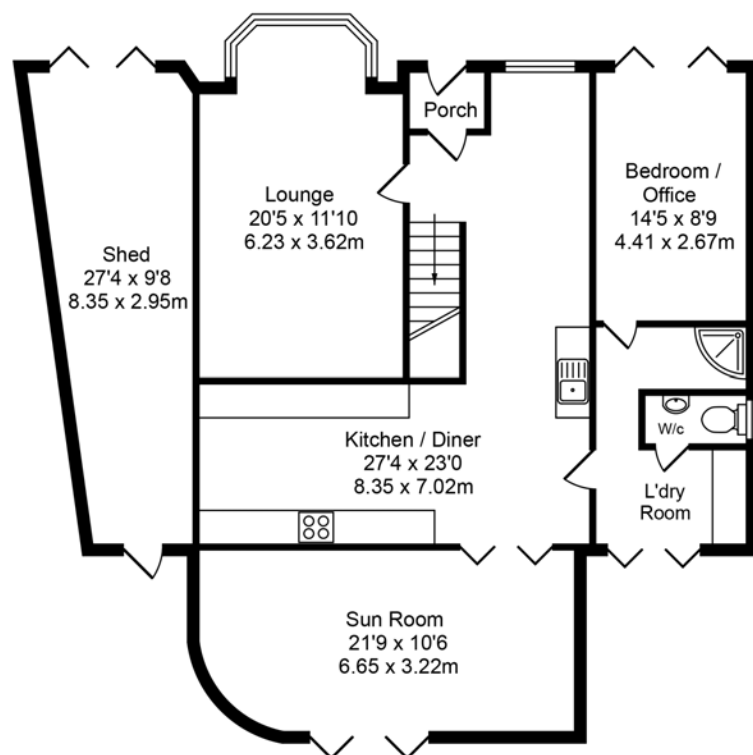
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ESTATE AGENTS

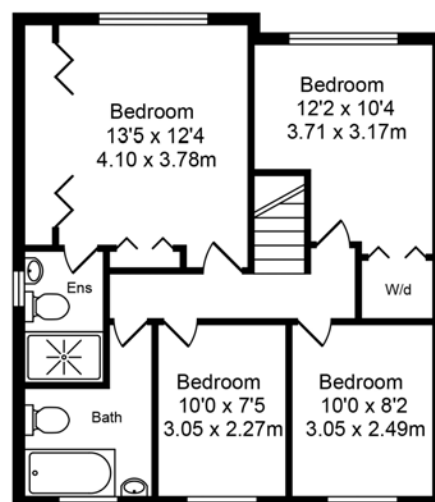
## Mountwood Skelmersdale

Total Approx. Floor Area 1751 Sq.ft. (162.7 Sq.M.)

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



Ground Floor  
Approx. Floor  
Area 1114 Sq.Ft  
(103.5 Sq.M.)



First Floor  
Approx. Floor  
Area 637 Sq.Ft  
(59.2 Sq.M.)



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

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

Mountwood, Skelmersdale

A&P



Arnold and Phillips are delighted to present this charming four/five-bedroom detached family home, ideally positioned along the sought-after Mountwood in Skelmersdale, West Lancs. This property offers a generous amount of living space, blending modern functionality with a welcoming, practical layout, perfect for a growing family. With ample off-road parking for multiple vehicles, you'll appreciate the convenience this property offers right from the outset.

The entrance to the home is via a spacious, central hallway, which immediately sets the tone for the rest of the property. The main living room, located at the front of the property, is bay-fronted, providing a light and airy atmosphere. This generously sized space offers a comfortable area for family relaxation or entertaining guests. Adjacent to this, you'll find a ground-floor fifth bedroom, which could easily double as a guest room or home office, with the added benefit of an adjoining en-suite bathroom, making it a flexible and practical space.

Moving through the heart of the home, the modern fitted kitchen is central to family life. Equipped with a range of stylish wall, base, and tower units, the kitchen provides plenty of storage space for all your cooking essentials. The contrasting work-surfaces add a touch of contemporary style, while the integrated appliances ensure a functional and streamlined cooking experience. The kitchen flows naturally into an ample dining area, making it ideal for family meals or casual dining.

At the rear of the property, the sunroom is a wonderful addition to the home, providing a peaceful retreat to enjoy the garden views or simply relax with a book. This space also connects seamlessly to the rest of the downstairs layout. For added convenience, the property boasts a handy laundry/utility room, perfect for keeping household chores organised and out of sight. On the right side of the home, you'll find a large lean-to style shed, offering excellent storage space for tools, garden equipment, or outdoor furniture.

Upstairs, the property continues to impress with four well-proportioned family bedrooms. Each room is neutrally decorated and offers a range of storage options, ensuring that the entire family has a comfortable and private space. The main bedroom benefits from a modern en-suite bathroom, providing a quiet and private sanctuary. The family bathroom, also well-finished with contemporary fixtures, serves the other bedrooms and features a walk-in shower, WC and vanity wash hand basin, making it both stylish and functional.

Externally, the property is fully flagged for ease of maintenance, providing a low-maintenance outdoor space that still feels inviting and spacious. The ample patio terrace offers the perfect area for outdoor gatherings, whether it's for entertaining family and friends or simply enjoying the outdoors. The garden is private, offering a sense of seclusion and tranquillity, a true escape from the hustle and bustle of daily life.

At around 1,715 square feet, this property offers plenty of space for family living while still feeling warm and inviting. It is also equipped with modern features such as gas central heating and double glazing throughout, ensuring both comfort and energy efficiency.

Located in a desirable part of Skelmersdale, the home is well-positioned for access to local amenities. Nearby, you'll find shops, schools, and public transport links, making it easy to commute or access everything you need on a day-to-day basis. Skelmersdale offers a range of local parks and recreational areas, ideal for families with children or those who enjoy the outdoors. With its combination of space, functionality, and great location, this property offers a fantastic opportunity for anyone seeking a modern family home in a convenient setting.

Internal inspection is highly recommended to fully appreciate the thoughtful layout, modern finishes, and the wonderful potential this home offers.







#### KEY FEATURES

Detached Family Home

Four/Five Bedrooms

Circa 1751 Square Feet

Modern Fitted Kitchen

Low Maintenance Rear Garden

Ample Driveway Parking

Great Location





