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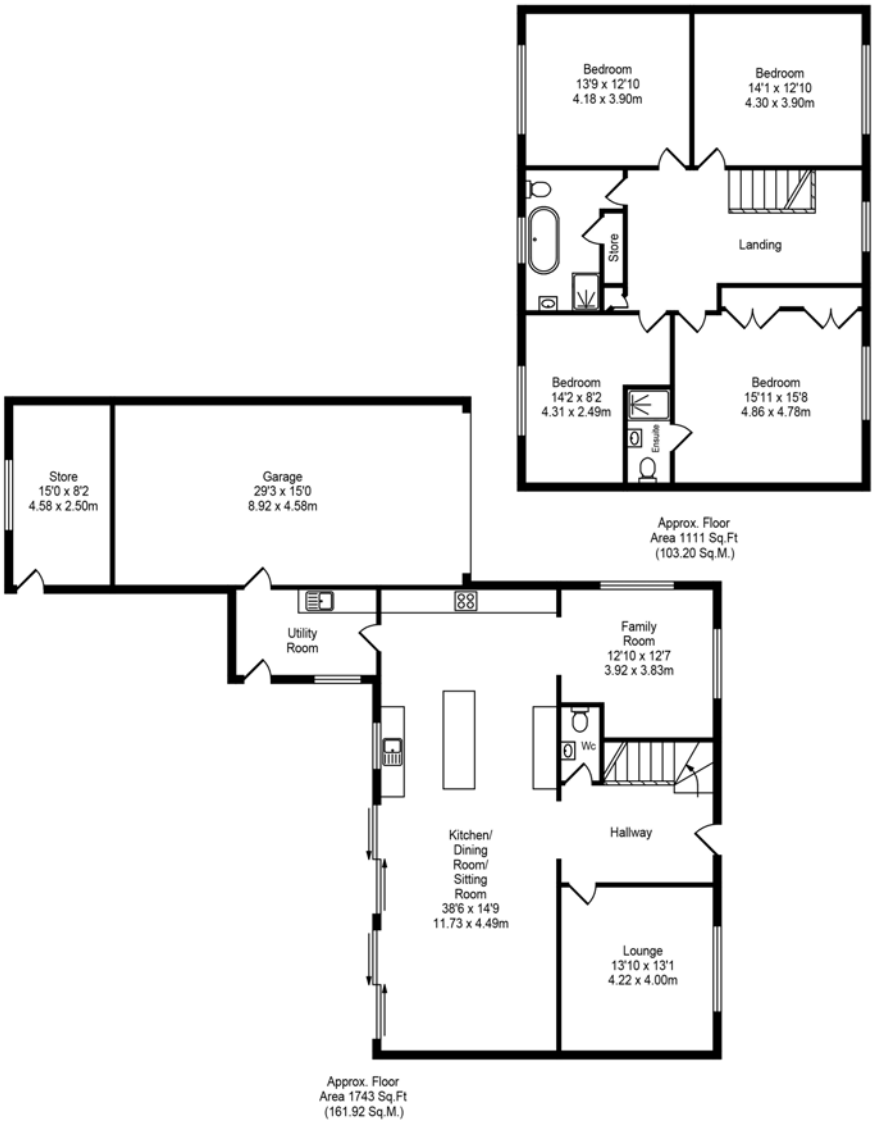
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ARNOLD & PHILLIPS  
ESTATE AGENTS

Elmers Green, Skelmersdale

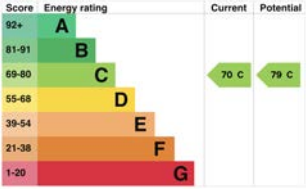
Total Approx. Floor Area 2854 Sq.ft. (265.12 Sq.M.)

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

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THE LUXURY PROPERTY SPECIALISTS

Elmers Green, Skelmersdale

A&P



Arnold and Phillips are thrilled to present this stunning four-bedroom detached executive home, perfectly positioned within a generous and well-established plot on the much sought-after Elmers Green in Skelmersdale, West Lancashire.

Located in a highly desirable area, the property offers easy access to a wide range of local amenities, making it ideal for both families and professionals looking for a peaceful yet connected location. With no onward chain, this home is ready to move into and offers a wonderful opportunity to secure a premium property in a sought-after neighbourhood.

The front of the home is instantly impressive, with well-maintained gardens framing the property, while the private driveway offers ample off-road parking. The attached double garage provides additional convenience and storage space, ideal for keeping outdoor gear or providing room for a workshop – or suitable for further conversion if required. Premium plantation shutters adorn the front windows, contributing to the elegant and refined feel that is carried throughout the home. Step inside, and you're greeted by an exceptional layout designed for modern living. The ground floor offers a total of three dedicated living areas, each more inviting than the last. The spacious front living room is beautifully decorated, providing the perfect space for relaxing and unwinding in comfort. It's a welcoming room that easily adapts to various layouts depending on your preferences.

At the heart of the home is the stunning open-plan fitted dining kitchen, which extends the full depth of the property. No expense has been spared in the design and materials, with premium shaker-style cabinetry, finished with luxurious Carrera marble work-surfaces that exude both style and durability. The central feature island is not only practical but also adds an impressive focal point to the space. Integrated high-end appliances complete the kitchen, making it an ideal setting for preparing family meals or entertaining guests.

This space flows effortlessly into an ample dining area, providing a perfect space for family gatherings or dinner parties. Continuing through the dining area, the space opens up into a dedicated family living area, which is flooded with natural light through two large sets of sliding patio doors. This room provides a flexible space that could easily adapt to your needs—whether that's a cosy family space for relaxation or a larger entertainment zone for social gatherings. The ground floor also features a truly impressive second family room, extending an impressive 38ft in length and offering direct access to the rear of the property. This spacious room offers endless possibilities for use—whether it becomes a games room, home gym, or further lounge area. The adjoining utility room offers a practical space for laundry and storage, while the integrated garage and additional storeroom complete the functional layout of the ground floor.

On the first floor, the four double bedrooms are all generously sized and decorated to an exceptionally high standard. Each bedroom benefits from a range of fitted wardrobes, ensuring plenty of storage while maintaining a clean and uncluttered feel. The bedrooms also offer beautiful outlooks, with views over the gardens or the surrounding area. The main bedroom enjoys the added luxury of an en-suite bathroom, providing a private retreat for the homeowners. The other three bedrooms are equally spacious and well-appointed, making them perfect for family living or for creating home offices or hobby rooms. The family bathroom serves the remaining bedrooms with a stylish and practical design. Featuring a freestanding bath, separate shower, WC, and vanity wash hand basin, the bathroom is finished in a chic tiled design, creating a contemporary and relaxing space to unwind.

Externally, the property truly excels. Set within a large private plot, the gardens are beautifully landscaped, with a range of established plants and shrubs that border a generous turfed lawn. The outdoor space is ideal for both relaxation and entertaining, with a generous patio terrace providing an excellent area for outdoor gatherings, barbecues, or simply enjoying a peaceful evening in the garden. The private nature of the garden ensures a high level of seclusion, making it the perfect retreat for those seeking privacy in a tranquil environment.

With a substantial 2,854 square feet of living accommodation, this executive home offers an impressive amount of space and an exceptional finish throughout. Gas central heating, double glazing, and a superior standard of fixtures and fittings ensure that this home is as practical as it is beautiful.

Located in the desirable Elmers Green area, this property offers easy access to local schools, shops, and leisure facilities. Skelmersdale town centre is just a short drive away, providing a wide range of amenities, while the nearby motorway network offers convenient links to the surrounding areas, including Wigan, Liverpool, and Manchester. The peaceful setting of the property provides the best of both worlds—offering a quiet and private lifestyle while remaining well-connected to the surrounding area.

This property is a true standout in the local area, offering a perfect combination of elegance, practicality, and space. With its modern finishes, generous living spaces, and private gardens, this home is sure to appeal to a wide range of buyers. Internal inspection is highly recommended to fully appreciate the lifestyle and potential this premium property offers.







**KEY FEATURES**

Executive Detached Home

Four Bedrooms

Circa 2854 Square Feet

Stunning Open-Plan Dining Kitchen

Large Private Plot

Beautifully Landscaped Gardens

Driveway Parking

Attached Double Garage





