

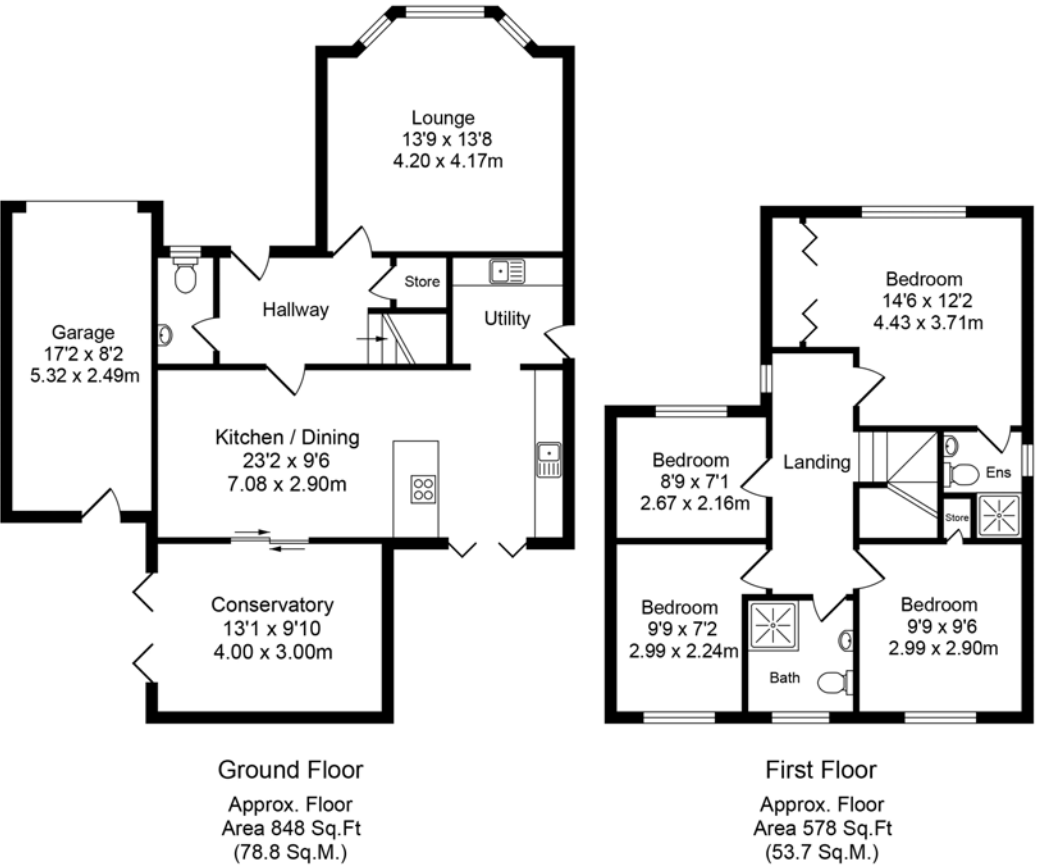


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ARNOLD & PHILLIPS  
 ESTATE AGENTS

# Hansby Close Skelmersdale Total Approx. Floor Area 1426 Sq.ft. (132.5 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: 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

Hansby Close, Skelmersdale

A&P



Arnold and Phillips are excited to offer this outstanding four-bedroom detached family home, beautifully positioned along the sought-after Hansby Close in Skelmersdale, West Lancs. This immaculate property combines contemporary charm with modern living, making it the ideal space for a growing family. The home is set in a quiet, attractive area while still being close to a wide range of local amenities and superb transport links, ensuring convenience for everyday life.

As you approach the property, the frontage immediately stands out, with its neatly maintained gardens framing the home perfectly. A picturesque bay window adds character to the exterior, creating a warm and inviting atmosphere from the moment you arrive. The driveway provides off-road parking for multiple vehicles, complemented by an integrated garage offering additional storage or a place to park. With the practicality of ample space and easy access to everything you need, it's clear that this home has been thoughtfully designed for modern family living.

Stepping inside, the ground floor offers an impressive layout that maximises both space and comfort. The living rooms are distinct yet complementary, each finished to a high standard with an emphasis on quality and style. The heart of the home is a newly installed, open-plan dining kitchen, a perfect setting for both everyday meals and hosting. The kitchen is well-equipped with a range of fitted wall, base, and tower units, providing plenty of storage and workspace. Integrated appliances, including a fridge-freezer, built-in oven, hob, and dishwasher, ensure convenience, while the sleek Quartz work-surfaces add a touch of luxury. The feature breakfast bar serves as a practical and sociable spot, ideal for casual meals or chatting with family members while preparing dinner.

The adjoining dining area offers ample space for a large table, perfect for family gatherings or entertaining guests. To the rear of the property, an orangery adds an extra dimension of living space. This bright and airy room benefits from multiple patio doors, allowing you to seamlessly connect with the outdoors. It's a space that could easily become a peaceful retreat or a lively entertaining area, warmed by a contemporary multi-fuel log burner that ensures comfort throughout the year. The ground floor is further enhanced by a handy utility room, WC, and the integrated garage, making it ideal for a busy household.

Upstairs, the property continues to impress with four well-proportioned bedrooms, each neutrally decorated to create a calm and versatile environment. Two of the bedrooms are generously sized, offering plenty of space for larger beds and additional furniture. All rooms enjoy pleasant views over the surrounding area, providing a peaceful outlook that adds to the sense of tranquillity within the home. The main bedroom boasts the added luxury of en-suite facilities, offering a private sanctuary for the homeowners. The remaining bedrooms are well-served by a modern family bathroom, which is tastefully finished with a contemporary tiled design. The bathroom includes a walk-in shower, WC and vanity wash hand basin, offering a practical yet stylish space for the whole family.

Externally, the rear garden provides a private and well-established space for outdoor relaxation. A spacious patio terrace wraps around the back of the property, offering plenty of room for outdoor furniture, barbecues, or simply enjoying the fresh air. The lawn is generously sized, ideal for children to play, and is neatly separated by a picket fence that adds to the home's charm. A variety of plants and shrubs border the garden, adding a sense of greenery and privacy. Whether you're hosting a summer party or just unwinding after a busy day, this garden offers a welcoming, versatile space.

This home is equipped with gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round. With a generous floor plan that provides the perfect balance of living and entertaining space, internal inspection is highly recommended to fully appreciate all that this property has to offer.

Located in Skelmersdale, this property enjoys easy access to local shops, schools, and recreational facilities, making it ideal for family life. Excellent transport links, including nearby bus and train stations, make commuting to surrounding areas and beyond simple and convenient. The peaceful yet accessible location of this home offers the best of both worlds, providing a tranquil setting while being within reach of everything you need for modern living.

This exceptional property provides a rare opportunity to purchase a well-presented, spacious family home in a highly desirable location. With its versatile living spaces, high-quality finishes, and fantastic outdoor areas, it offers a wonderful lifestyle for those seeking both comfort and practicality.





