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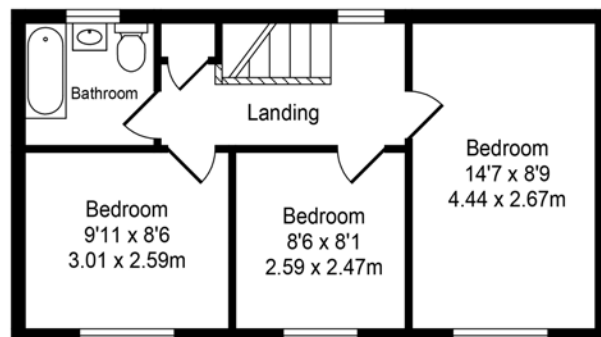
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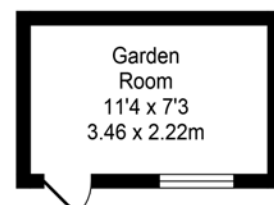
Enstone, Skelmersdale

Total Approx. Floor Area 887 Sq.ft. (82.40 Sq.M.)

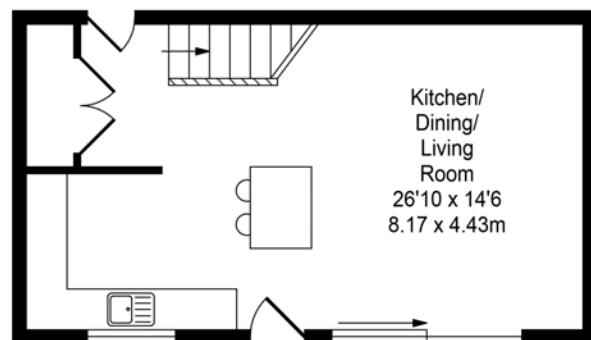
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor
Area 407 Sq.Ft
(37.80 Sq.M.)



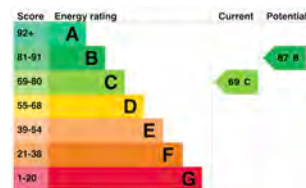
Approx. Floor
Area 83 Sq.Ft
(7.70 Sq.M.)



Approx. Floor
Area 397 Sq.Ft
(36.90 Sq.M.)

Tenure: We are advised by our client that the property is Freehold
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. 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

Enstone, Skelmersdale

A&P

Arnold and Phillips are excited to offer for sale this beautifully renovated three-bedroom mid-terrace property, located in the popular Enstone area of Skelmersdale, West Lancs. This charming home has undergone an extensive refurbishment, combining modern design with functionality to create a property that is both stylish and comfortable, offering the perfect setting for family living.

As you approach the property, the exterior presents a well-maintained and appealing façade, with an attractive street presence and neat frontage. Entering the property, you are immediately welcomed by a bright and spacious ground floor, which has been thoughtfully designed to offer an open-plan family living area. Spanning an impressive 26ft, the living space flows seamlessly between the family lounge and the dining kitchen, making it ideal for both relaxation and entertaining. The contemporary kitchen is finished to a high standard with a range of wall, base, and tower units, which complement the stylish design aesthetic throughout the property. High-end integrated appliances, along with striking contrasting work-surfaces and a central feature island, make this a space that is not only practical but also visually appealing. The premium Amtico flooring flows throughout the entire ground floor, enhancing the overall contemporary feel of the home and providing a durable, easy-to-maintain surface.

The large dining and living area is flooded with natural light, thanks to modern patio doors that open out to the private rear garden, creating an inviting and versatile space for family meals, gatherings, or simply unwinding after a busy day. The open-plan layout ensures that the heart of the home is bright, airy, and filled with warmth.

Upstairs, the property offers three generously sized bedrooms, each with its own character and well-proportioned layout. All the rooms are decorated to a high standard, providing a welcoming atmosphere and offering flexibility for a variety of family setups or living arrangements. The rooms have a pleasant outlook over the surrounding area, ensuring that they benefit from a peaceful and restful environment. The main family bathroom is tastefully finished with modern fixtures, featuring a bath with an overhead shower, a WC, and a vanity wash hand basin, providing a practical and well-designed space for the whole family.

The rear garden is undoubtedly one of the standout features of this property. Professionally landscaped, the garden has been carefully designed to offer a private and low-maintenance outdoor space, perfect for relaxing or entertaining. The artificial lawn is complemented by high-quality porcelain flags, creating a contemporary feel, while bespoke rendered seating areas provide the perfect place for outdoor gatherings. Additionally, a large, detached garden room summerhouse offers a range of possibilities, whether you choose to use it as a home office, a gym, or a relaxing space to enjoy throughout the year. The outdoor space is designed for ease of use and offers a fantastic extension to the living areas of the home, allowing for seamless indoor-outdoor living.

The property benefits from gas central heating and double glazing throughout, ensuring that it remains warm and energy-efficient all year round. With a total living space of 887 square feet, this home offers ample room for growing families or those seeking additional space to suit their lifestyle. The attention to detail and high-quality finish make this home an attractive and practical option for buyers seeking a move-in-ready property with modern amenities.

Enstone is a popular location within Skelmersdale, offering easy access to a variety of local amenities. The area is home to good schools, making it an ideal location for families, while nearby shops and supermarkets ensure that day-to-day essentials are within easy reach. Transport links in the area are also excellent, with local bus services and nearby road networks providing convenient access to surrounding towns and cities, including the larger hubs of Wigan and Liverpool.

For those seeking a balance between modern living and practicality, this property offers the ideal solution. Whether you're a first-time buyer, growing family, professional couple, or someone looking for a spacious home with plenty of potential, this home has something for everyone. With its blend of stylish interiors, functional layout, and exceptional outdoor space, it presents an ideal opportunity to purchase a move-in-ready home in a sought-after area. We highly recommend an internal inspection to fully appreciate all that this property has to offer.

