

FOR SALE

22, Eavesdale, Skelmersdale, WN8 6AU

 **REGAN &
HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



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Substantial detached family home with prominent corner plot position.



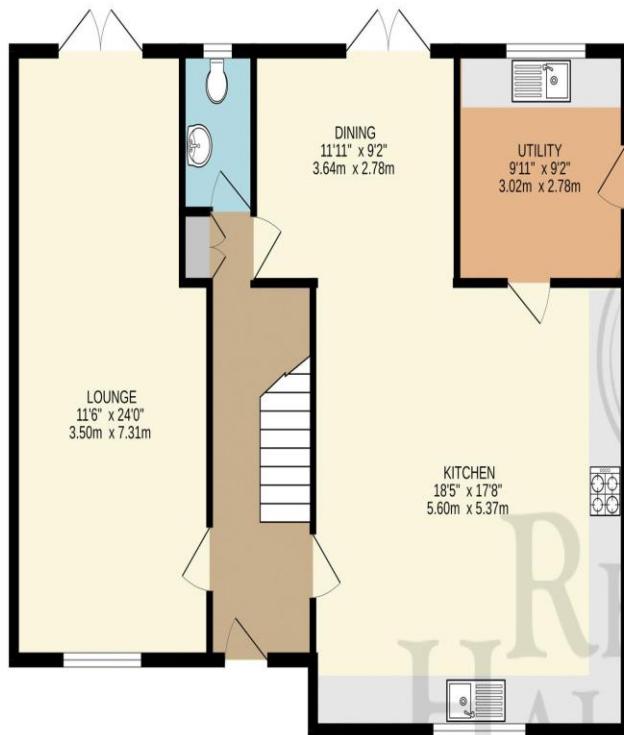
- Spacious detached family home
- Substantial two storey extension
- Highly prized residential area
- Quality landscaped garden
- 4 bedrooms / 2 reception rooms
- Superb value for money
- Prominent corner plot position
- 1729 SQFT

An exceptional opportunity to acquire this substantially extended, large detached family residence, occupying a generous corner plot and offering an impressive 1,729 square feet of beautifully presented living accommodation. Having undergone a significant two-storey side extension, the property now provides almost double its original footprint, creating a spacious and versatile home perfectly suited to modern family living – and representing excellent value for money within the current market. Internally, the home is immaculately presented throughout. A welcoming entrance hallway sets the tone, giving access to a well-proportioned main lounge plus access to a wc / cloaks. Undoubtedly the heart of the home is the outstanding open plan kitchen, dining and living space. Designed with both everyday family life and entertaining in mind, this expansive area offers a seamless flow of space, natural light and functionality, creating a true central hub for the household. The kitchen is finished with quality porcelain tiled floor, a range of integrated appliances plus French Doors that open out onto the garden. There is also a good sized utility space too. To the first floor, four well-sized bedrooms provide comfortable accommodation for the growing family. The principal suite is particularly impressive, benefitting from two walk-in wardrobes and an en-suite shower room which remains unfinished – offering purchasers the opportunity to personalise and complete to their own specification. A large, modern family bathroom serves the remaining bedrooms. Externally, the property continues to impress. Positioned on a substantial corner plot, the home enjoys a generous frontage with driveway parking and clear potential to create additional off-road parking if required. To the rear, the landscaped garden has been thoughtfully designed for low maintenance and outdoor enjoyment, featuring a contemporary porcelain patio area and composite decking – perfect for summer entertaining. Conveniently situated close to local shops, everyday amenities, motorway networks and highly regarded schools, this superb family home combines size, presentation and location in equal measure. Early viewing is strongly recommended to fully appreciate the scale and quality of accommodation on offer.





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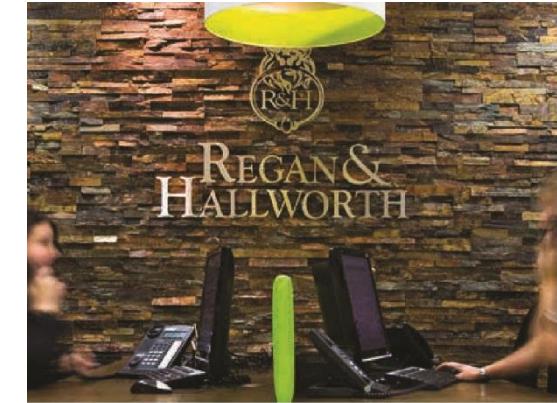
TOTAL FLOOR AREA : 1729 sq.ft. (160.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan**: 01942 244991 | **West Lancashire**: 01695 585258 | **Chorley**: 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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