FOR SALE

84, Elmers Green, Skelmersdale, WN8 6SE

REGAN & HALLWORTH
The Professional Estate & Letting Agents

EST 1996



84, Elmers Green, Skelmersdale, WN8 6SE

A distinctive five bed family home set in 0.35 acres of gardens



- Distinctive chalet-style detached residence
- Versatile ground-floor bedroom/study
- Private gardens extending to 0.35 acres
- Prestigious location
- Unique characterful five bed home
- Impressive master bed with luxury en-suite
- Gas central heating & double glazing
- 2239 SQ.FT. / Freehold

A distinctive Swiss chalet-style residence, privately positioned behind a long gated driveway and set on a mature plot of over a third of an acre in the highly regarded Elmers Green. Occupying an enviable position along the prestigious Elmers Green, an area renowned for its collection of individual, characterful and high-value homes, this impressive four-bedroom detached residence offers a wonderful combination of architectural individuality, generous living space and established gardens. Set well back from the road behind a gated entrance, a long sweeping driveway leads to the property, immediately creating a wonderful sense of arrival. Its distinctive Swiss chalet-inspired design, striking mansard roof and attractive stone exterior detailing, including a prominent feature chimney, give the house a character all of its own. Extending to approximately 2,239 sq. ft, the accommodation is arranged over two floors and offers a versatile layout ideally suited to modern family living.

The ground floor is particularly impressive, with a superb open-plan living and dining room forming the heart of the home, complete with a feature fireplace and plenty of space for entertaining and family gatherings. This is complemented by a further spacious sitting room/family room with bi-fold doors opening towards the gardens, a fitted kitchen and the added flexibility of a ground-floor bedroom or home office, together with a cloakroom/WC. Upstairs, four well-proportioned bedrooms are arranged around a central landing, each enjoying its own individual character and attractive feature ceilings. The principal bedroom is particularly impressive, offering generous proportions and the luxury of its own full-sized en-suite bathroom, while a separate family bathroom serves the remaining bedrooms.

Externally, the property occupies a generous and established plot extending to over a third of an acre, with mature gardens wrapping around all four sides. The grounds are fully enclosed, wonderfully private and provide plenty of outdoor space for families, entertaining and enjoying the surroundings. Extensive off-road parking further enhances the practicality of this impressive home. Additional benefits include gas central heating, full double glazing and freehold tenure. A truly individual home in a highly desirable setting, offering space, privacy, character and the opportunity to enjoy a wonderful lifestyle in one of the area's most prestigious residential locations.

























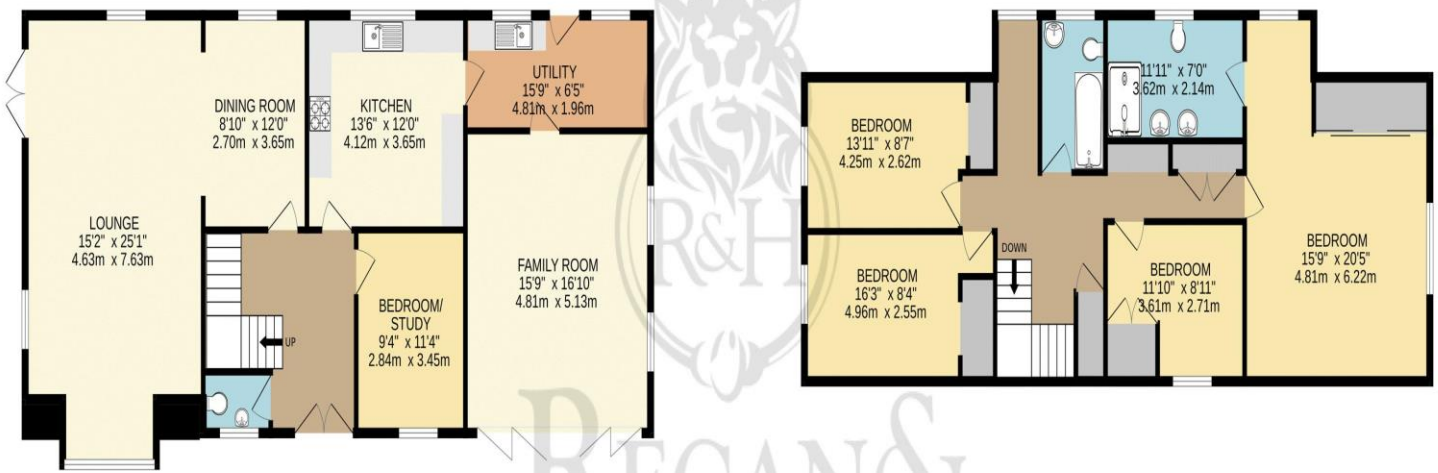


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GROUND FLOOR
1242 sq.ft. (115.4 sq.m.) approx.

1ST FLOOR
997 sq.ft. (92.6 sq.m.) approx.



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TOTAL FLOOR AREA : 2239 sq.ft. (208.0 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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