

FOR SALE

100, Kestrel Park, Skelmersdale, WN8 6TB

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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Superb family home with sleek, high space bathroom & generous south facing plot.



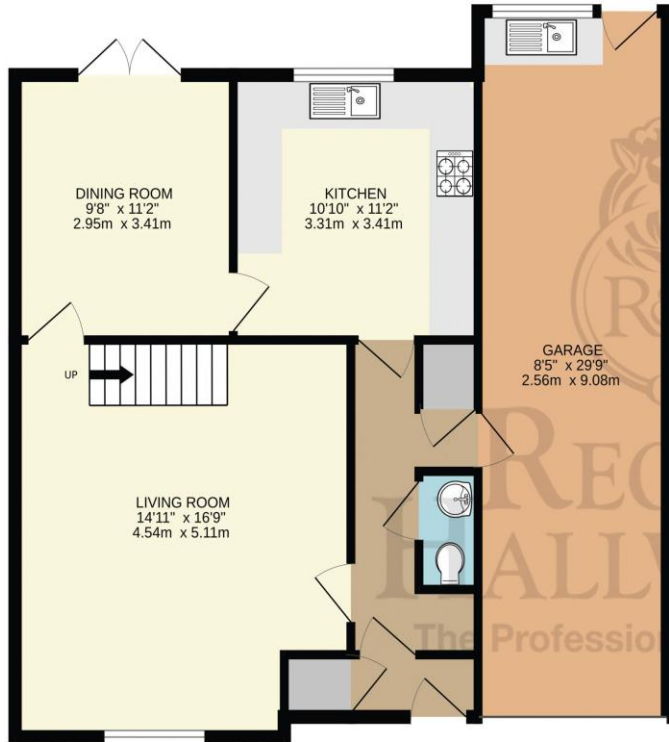
- Stunning detached family home
- Sleek, high spec bathroom suite
- Popular residential area
- Sunny, south facing rear aspect
- 4 bedrooms / 2 reception rooms
- Beautifully presented throughout
- Spacious, mature rear garden
- 1384 SQFT

Boasting a spacious rear garden which also takes in a sunny, south facing aspect and enviably positioned on a hugely popular residential cul-de-sac in Ashurst area of Skelmersdale - this very impressive detached family home is set across two floors and totals a very sizeable 1384 square feet of well planned & impeccably presented living space that would be ideal for a growing family. Benefitting from various upgrades & enhancements over the years, our clients have created a beautiful living space throughout, changing floorings, adding a sleek, high spec family bathroom suite, replacing the boiler & adding a smart log burner in the lounge. In brief, this superb family home comprises; a main entrance hallway with wc / cloaks, generous front lounge with a feature burner plus a rear dining room and contemporary fitted kitchen (plus access into the spacious double length garage where our clients have also created a useful utility area). Upstairs the property provides four good sized bedrooms, three of which benefit from fitted units, with the luxury 4-piece family bathroom suite a real highlight. Externally the home rests within a lovely overall plot with gardens that extend to the front and the rear. The rear garden is private, mature & more than large enough to accommodate an extension, should clients wish. The garden also boasts a sunny south facing aspect & therefore sun all day. To the front is a generous block-paved driveway & access to the garage (which itself has potential to be converted to provide additional living space). Locally, the home rests close to the area's numerous schools, transport links & amenities. Viewings are essential.

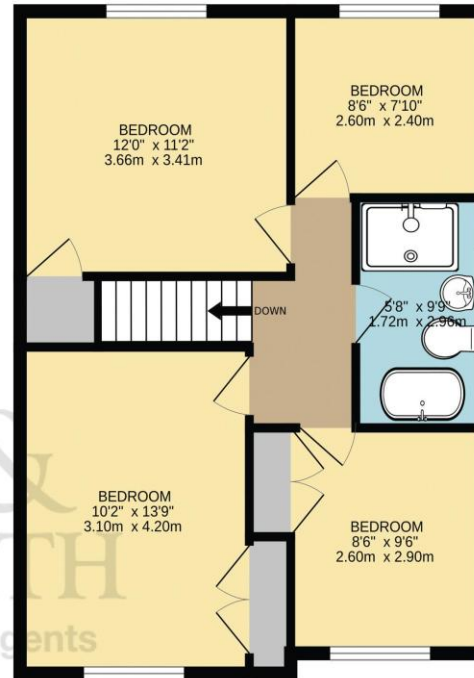




GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 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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Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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