

FOR SALE

26, Briars Green, Skelmersdale, WN8 6SQ



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Stylish, spacious, private and wonderfully versatile — 26 Briars Green is a home designed around a modern family life.



- Exclusive cul-de-sac of detached homes
- Four spacious bedrooms
- Stylish kitchen diner & open-plan family room
- Extensive west-facing private gardens
- Large bespoke detached family house
- Luxury master suite with full sized ensuite
- Parking for 7-8 cars
- 1794 SQ.FT.

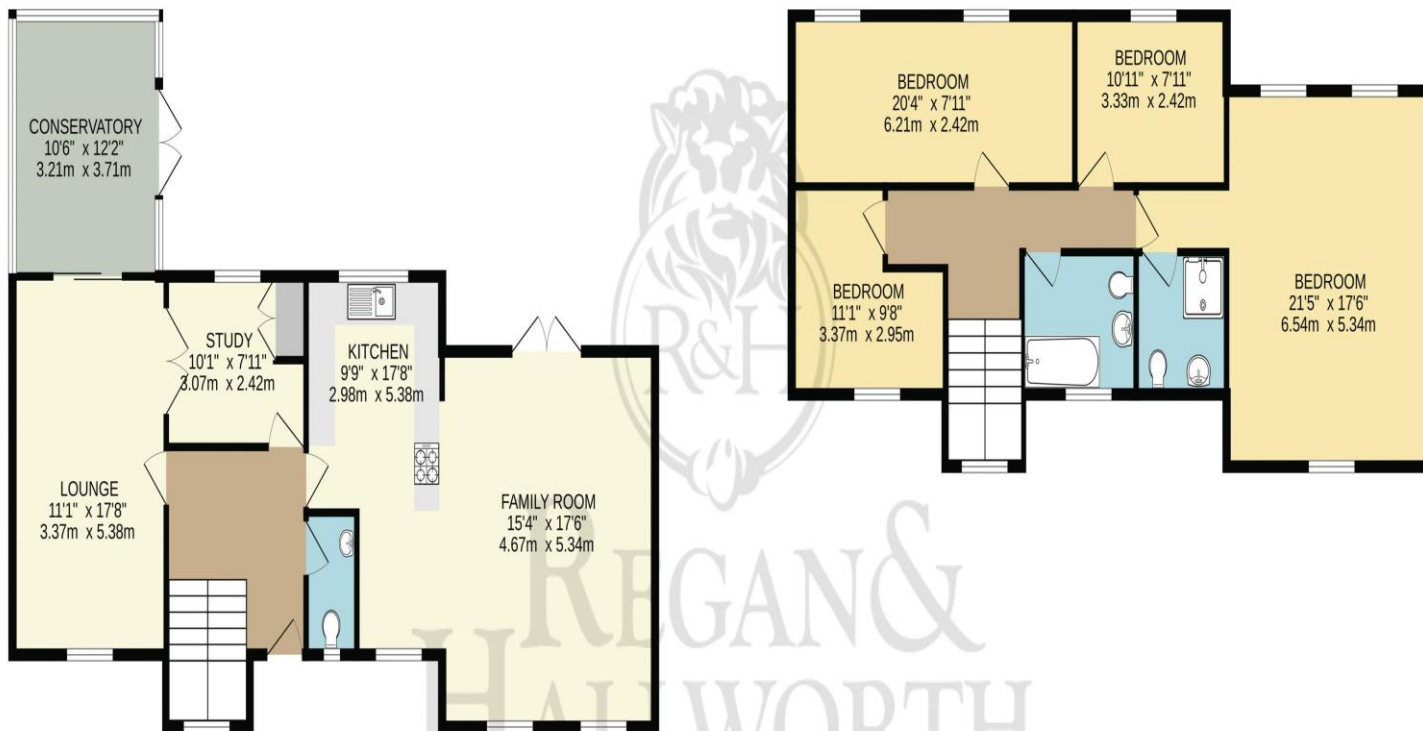
This is a home that combines spacious proportions, thoughtful design, exceptional parking and extensive private gardens set within a peaceful and exclusive cul-de-sac. Brimming with instant kerb appeal and tucked away in the corner of an exclusive cul-de-sac of impressive detached homes, 26 Briars Green is a true detached family home that delivers the space, privacy and flexibility that modern buyers are looking for. Set within extensive private gardens to the front, side and rear, the property enjoys a wonderfully secluded feel, with attractive woodland aspects and a sunny west-facing garden providing the perfect backdrop for outdoor family life and summer entertaining.

Inside, the house has been skilfully extended and remodelled, creating a beautifully balanced home with generous proportions and a versatile layout. An impressive central entrance hallway sets the tone, with a striking balcony landing creating a real sense of arrival. The heart of the home is undoubtedly the sleek and stylish kitchen diner, which flows seamlessly into the extended open-plan family room — an ideal space for everyday living, entertaining and keeping the whole family together. There is also a generous through lounge with direct access to a large double-glazed conservatory, providing yet another versatile reception space. The accommodation includes four spacious bedrooms, with the luxurious master suite enjoying a full-sized ensuite bathroom. A dedicated ground-floor office provides an ideal solution for home working, whilst the larger-than-average modern family bathroom and ground-floor WC add further practicality.

Outside, the property is equally impressive. A large courtyard-style driveway provides parking for around 7-8 cars, while the extensive gardens wrap around the house, offering plenty of lawn, patio and private seating areas. A particularly appealing covered outdoor dining/seating area creates a wonderful additional space for entertaining throughout the year.







REGAN & HALLWORTH
The Professional Estate Agents

TOTAL FLOOR AREA : 1794 sq.ft. (166.7 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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WIGAN OFFICE

10-12 Library Street,
Wigan, WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE

8 High Street,
Standish, WN6 OHL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE

5-7 Station Road,
Parbold, WN8 7NU
01257 464644
parbold@reganandhallworth.com



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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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