

FOR SALE

6, Newstead Drive, Skelmersdale, WN8 6PT

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



6, Newstead Drive, Skelmersdale, WN8 6PT

A spacious family home with a peaceful woodland setting and superb year-round garden room



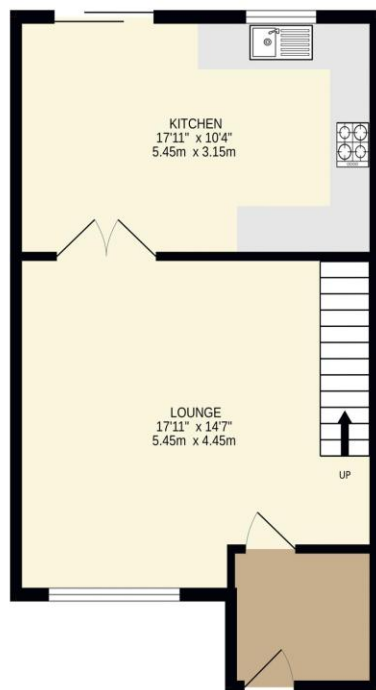
- Spacious 3 bed semi-detached house
- Private south facing gardens
- Quiet cul-de-sac setting
- Gas central heating / Double glazing
- Wooden fully insulated garden room
- Woodland aspects
- Ensuite to master bedroom
- 1033 SQ.FT. / Freehold

Offering excellent value for money, this genuinely spacious three-bedroom semi-detached family home provides considerably more living space than you would normally expect from a modern-style property of this type. Tucked quietly into the corner of a small cul-de-sac of just nine homes, it enjoys a particularly peaceful setting with pleasant woodland aspects and is ideally positioned for access to Ashurst Beacon Country Park. The property provides in excess of 1030 square feet of accommodation, arranged over two floors and offering a practical layout that works particularly well for family life. Providing a good level of accommodation this represents an excellent opportunity for a buyer looking for space, location and value. One of the standout features is the smart solid-wood, fully insulated garden room, which provides a durable and versatile additional space. Equally suited to working from home, a hobby room, children's playroom, or simply somewhere to relax, it is a genuinely useful extension of the main accommodation and can be enjoyed throughout the year. The ground floor comprises a welcoming entrance hall together with a particularly generous open-plan lounge. The living space provides plenty of room for family furniture and flows through to a modern fitted kitchen with dining area and Patio doors overlooking the rear garden. Upstairs are three good-sized bedrooms, with the principal bedroom benefiting from a en-suite shower room. There is also a full sized family bathroom. Outside, the property occupies a quiet position within this compact and child-friendly cul-de-sac. The gardens are mature and private to both front and rear, with the rear garden being predominantly lawned and complemented by a flagged patio. This enjoys a sunny south facing aspect. The position at the end of the cul-de-sac provides a pleasant degree of privacy, while the woodland outlook adds to the peaceful feel. A driveway to the side provides ample off-road parking, while further benefits includes gas central heating and double glazing. The location is another major attraction. Positioned just off Beacon Lane in Dalton, the property is close to Ashurst Beacon Country Park, with its extensive woodland, open countryside, hills and far-reaching views across the Lancashire landscape. There is also an excellent choice of well-regarded schools within the surrounding area, extending towards Parbold and West Lancashire. For commuters, the M58 motorway is just a short drive away, providing convenient access towards Liverpool and the wider motorway network.

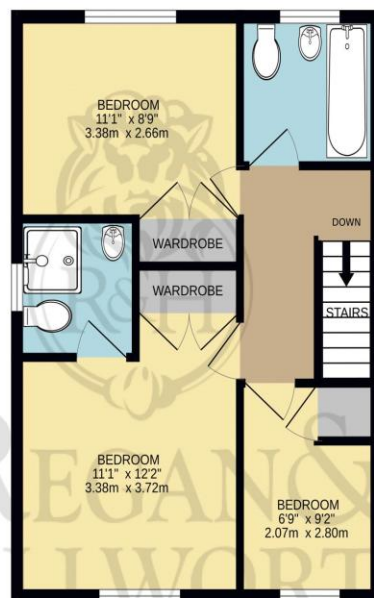




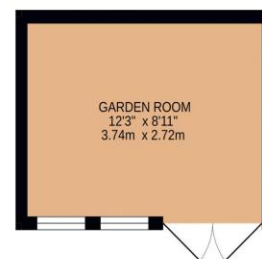
GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



GARDEN POD
109 sq.ft. (10.2 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.

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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