

16, Crawford Road, Skelmersdale, WN8 9QR

Offers Over £425,000

David Davies Collection



16, Crawford Road, Skelmersdale, WN8 9QR

- EPC: C | Freehold | Council Tax Band: F
- Substantial Plot With Large Private Garden
- Breathtaking Fieldland Views
- Ground Floor WC & Master En-suite
- Driveway Parking For Multiple Cars
- Large Four Bedroom Detached
- Open Plan Kitchen Diner With Utility
- Spacious Living/Dining Room with Sliding Doors
- Stunning Four Piece Modern Bathroom

Tucked away within a desirable village setting, this impressive detached family home on Crawford Road occupies a generous plot and offers spacious, versatile accommodation throughout, making it an ideal purchase for families seeking both comfort and practicality.

Upon entering, a welcoming entrance hallway immediately creates a sense of space and provides access to a convenient ground floor WC. To the front of the property is a bright open-plan kitchen and dining area, forming the true heart of the home and providing a sociable environment ideal for family meals, entertaining, and everyday living. This space is further enhanced by a separate utility room, adding valuable practicality and additional storage.

To the rear, the substantial lounge and dining room is a standout feature of the property. Benefitting from two sets of sliding doors opening directly onto the garden, this room is flooded with natural light and offers an exceptional space for relaxing, hosting guests, or enjoying seamless indoor-outdoor living.

To the first floor, the property offers four well-proportioned bedrooms, providing excellent flexibility for growing families, guest accommodation, or home office use. The principal bedroom enjoys the added luxury of a private en-suite shower room, while the remaining bedrooms are served by a stylish four-piece family bathroom, complete with both a bath and separate shower.

Externally, the property is set back from the road with a driveway providing parking for multiple vehicles and a neatly maintained front garden. To the rear is a large private enclosed garden, not overlooked and thoughtfully arranged with both lawn and patio areas, creating a perfect environment for children, pets, outdoor entertaining, or simply relaxing in privacy.

Crawford Road enjoys a highly regarded village location, combining a strong sense of community with convenient access to local amenities, reputable schools, transport links & beautiful countryside walks.

EPC: C















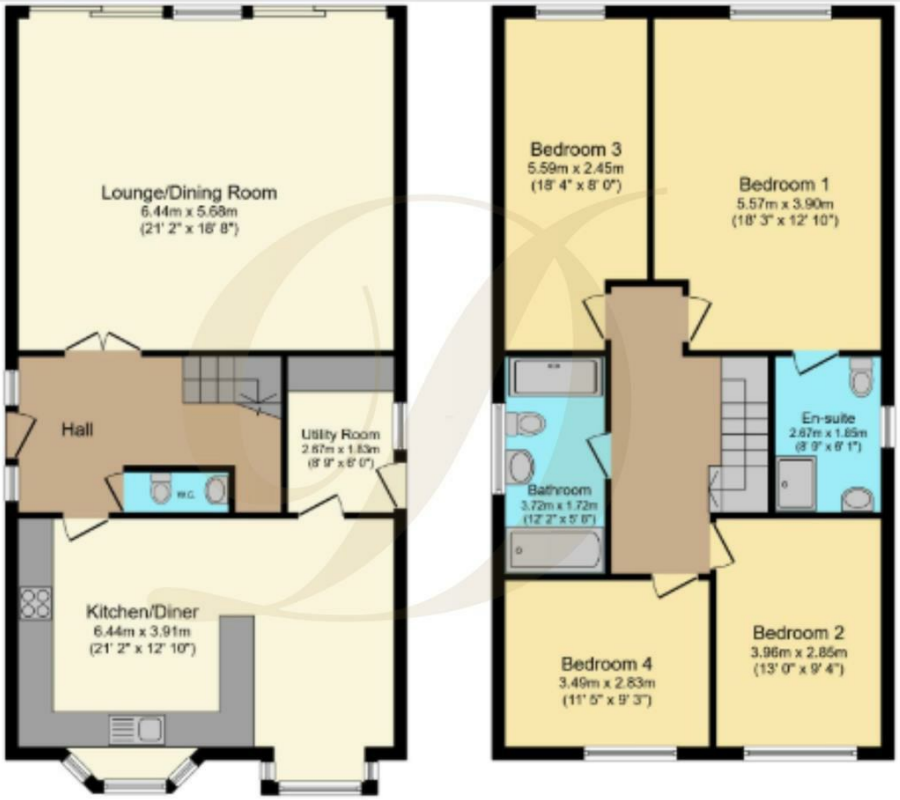




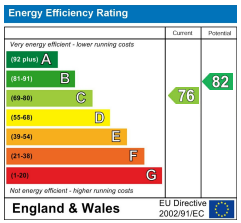


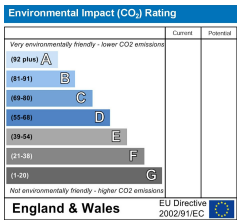






Lounge/Dining Room
6.44m x 5.68m
(21' 2" x 18' 8")
Hall
Utility Room
2.67m x 1.83m
(8' 9" x 6' 0")
W.C.
Kitchen/Diner
6.44m x 3.91m
(21' 2" x 12' 10")
Bedroom 3
5.59m x 2.45m
(18' 4" x 8' 0")
Bedroom 1
5.57m x 3.90m
(18' 3" x 12' 10")
En-suite
2.67m x 1.85m
(8' 9" x 6' 1")
Bathroom
3.72m x 1.72m
(12' 2" x 5' 8")
Bedroom 4
3.49m x 2.83m
(11' 5" x 9' 3")
Bedroom 2
3.96m x 2.85m
(13' 0" x 9' 4")
Ground Floor
First Floor


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Our family owned Independent Estate Agency was established in 1981 and provides a ***refreshingly professional service*** combining traditional values with a modern approach.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
76
82
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC