

FOR SALE

24, Tanfields, Skelmersdale, WN8 8NR

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



24, Tanfields, Skelmersdale, WN8 8NR

Exceptional three bed mid-terrace style property close to schools and town centre.



- Exceptional mid-terrace home
- Modern well equipped fitted kitchen
- Bathroom with shower over bath
- Close to schools and amenities
- Large open planned lounge / dining room
- Three good sized double bedrooms
- Parking and private gardens
- 990 SQ. FT.

Now available for sale and located along the ever-popular Tanfields in Skelmersdale sits this impressive three bed mid terrace home. This exceptional property has been finished to an excellent standard giving it a turn key feel making it an ideal home for the growing family or the first-time buyer. The property is situated close to the town centre with all its amenities, so great schools for all ages, good public transport links and easy access to several major motorway networks. In brief the accommodation comprises of entrance hallway, large open plan living / dining room with patio doors that lead through into a conservatory then out onto the gardens then a modern and well-equipped fitted kitchen.

Up on the first floor there is a large master double bedroom, two further good-sized double bedrooms and then a modern family bathroom with shower over bath. Externally there is parking to the front whilst to the rear is a large, private and enclosed landscaped garden with patio area, faux grass and a shed. Internal inspection is recommended to truly appreciate the properties deceptive size, its superb finish and its excellent location.







TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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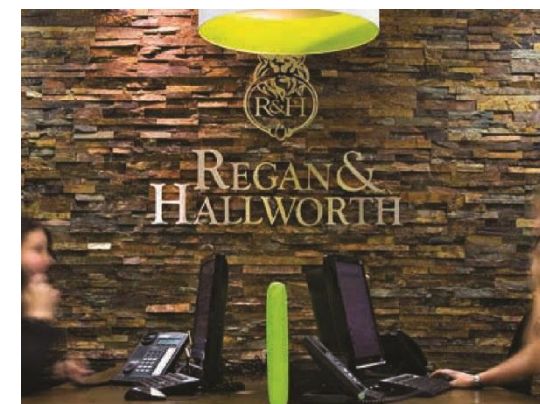
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for 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.



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