



3 Beacon Green, Skelmersdale, WN8 6DU

Asking Price £285,000



Tucked away in the charming Beacon Green area of Skelmersdale, this modern three-storey detached family home offers a perfect blend of comfort and style. Tucked away in a private cul-de-sac, the property is in lovely condition and boasts ample parking for up to five vehicles, including a traditional driveway and garage (part converted), as well as additional garden space at the front.

Upon entering, you are greeted by a welcoming hall that leads to a spacious lounge, ideal for family gatherings or quiet evenings. The well-appointed kitchen diner is perfect for entertaining, while a convenient utility room adds to the practicality of the home. A downstairs WC enhances the functionality of the ground floor.

The property features four generously sized bedrooms, with the master suite located on the top floor. This luxurious space includes an en suite bathroom and a walk-in wardrobe, providing a private retreat for relaxation.

The rear garden is a true highlight, designed as a real sun trap, it is beautifully landscaped and features an Indian stone seating area, perfect for alfresco dining or enjoying the sunshine. Additionally, a fully insulated summer house with electric provides a versatile space that can be used as a home office, gym, or simply a peaceful retreat.

This delightful home is ideal for families seeking a modern lifestyle in a tranquil setting, with all the amenities and comforts one could desire. Don't miss the opportunity to make this exceptional property your own.



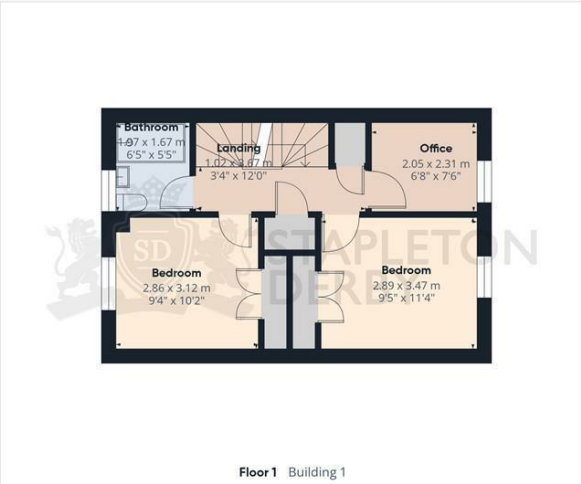






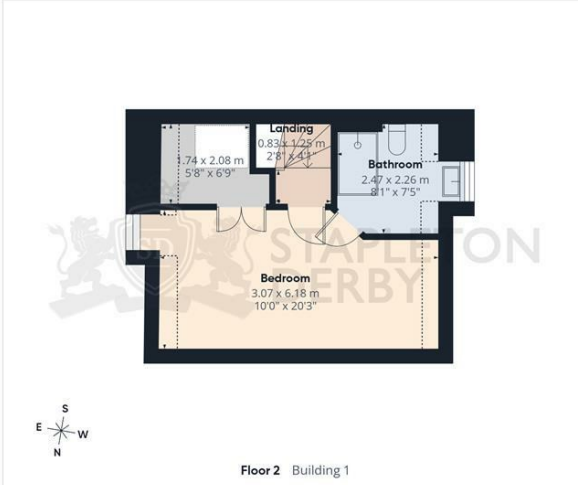
STAPLETON
DERBY

Stapleton Derby
1 The Old Smithy, Church Road, Rainford, St Helens, WA11 8HD
Tel: 0151 430 0717 01744 889 999
office@stapletonderby.co.uk
www.stapletonderby.co.uk



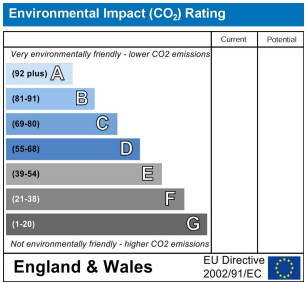
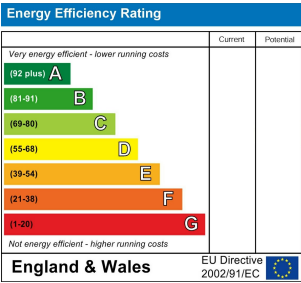
STAPLETON
DERBY

Approximate total area ⁽¹⁾
112.5 m ²
1213 ft ²
Balconies and terraces
27.4 m ²
295 ft ²
Reduced headroom
3.6 m ²
38 ft ²



(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m/5 ft
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



IMPORTANT NOTICE TO PURCHASERS
We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.