



TOTAL FLOOR AREA : 1893 sq.ft. (175.9 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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Nestled in the superb rural area of Moss Lane, Skelmersdale, this spacious detached house offers a perfect blend of comfort and modern living. Built between early 2000, the property boasts a contemporary design that caters to the needs of today's families.

Upon entering, you are greeted by a large entrance hall with through lounge off. The open plan family room with kitchen is ideal for both relaxation and entertaining guests. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The natural light that floods through the windows and patio doors creates a warm and inviting atmosphere throughout the home.

The property features three well proportioned bedrooms to the first floor with the garage conversion now a bedroom with fitted robes. The two bathrooms are thoughtfully placed to accommodate the needs of a busy household, enhancing convenience and privacy.

Outside, the property benefits from a garden that offers a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. The detached nature of the house ensures a sense of privacy, making it an ideal sanctuary for families.

Located in Skelmersdale, this home is well-positioned for access to local amenities, schools, and transport links, making it a practical choice for those seeking a vibrant community. This property is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this lovely home your own.

Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Lauriston Moss Lane, Skelmersdale, WN8 9TJ

Open Porch

Entrance Hallway

Impressive hallway with Amtico flooring fitted. Stairs to the first floor.

Through Lounge

25'8 x 13'8 (7.82m x 4.17m)

The spacious through lounge has patio doors out to the rear garden, points for wall lights and a stone fire surround with living flame gas fire. Amtico flooring fitted.

Family Room

10'7 x 9'6 (3.23m x 2.90m)

The family room is open to the kitchen and has double glazed patio doors fitted. Tiled floor.

Breakfast Kitchen

16'3 x 12'9 (4.95m x 3.89m)

The superb kitchen has an extensive range of base and wall units with worktops to accord and includes a central island unit. Incorporated are dishwasher, double oven, microwave five burner gas hob and sink unit. There is space for an American style fridge freezer. Tiled floor

Laundry

9' x 7'11 (2.74m x 2.41m)

Base units with sink unit, plumbing for a washing machine and space for tumble dryer. Tiled floor.

Shower Room

8'11 x 6'5 (2.72m x 1.96m)

Superb suite comprising walk in double shower with screen, large oval shaped wash basin and low level W.C. Tiled walls and floor.. Contemporary vertical radiator fitted. UPVC to ceiling with inset spot lights fitted.

Bedroom

19'1 x 9'8 (5.82m x 2.95m)

Formerly the garage and now used as a bedroom with an extensive range of fitted robes. Tiled floor.

FIRST FLOOR

Landing

Spacious landing

Principle Bedroom

22' x 13'8 overall (6.71m x 4.17m overall)

Amtico flooring fitted

Family Bathroom

Bedroom 2

10'10 x 12'10 (3.30m x 3.91m)

A rear facing double bedroom with fitted robes

Bedroom 3

10'10 x 9'8 plus door recess (3.30m x 2.95m plus door recess)

A front facing double bedroom with walk in wardrobe.

Gardens

The property stands on a large plot with ample off road parking to the front and side. The delightful garden to the rear, which enjoys views over the open countryside is laid to lawn with large fish pond.



Rear Elevation Photo



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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		