



16, Crawford Road, Skelmersdale, WN8 9QR

Offers Over £425,000

*David
Davies* *Collection*



16, Crawford Road, Skelmersdale, WN8 9QR

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

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.

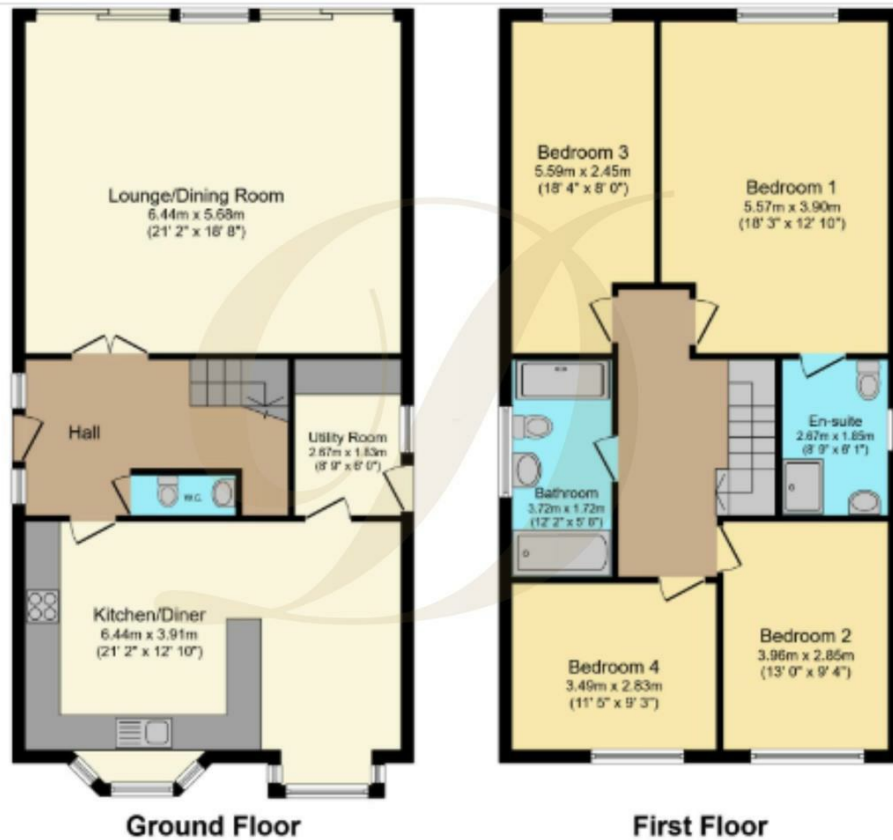
Externally, the property is set back from the road with a driveway providing parking for multiple vehicles and a neatly maintained front garden. To the rear is a large private enclosed garden, not overlooked and thoughtfully arranged with both lawn and patio areas, creating a perfect environment for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







David Davies

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

David Patrick Davies

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			