

FOR SALE

11, Kingfisher Park, Skelmersdale, WN8 6XS

 **REGAN & HALLWORTH**
The Professional Estate & Letting Agents

 ESTD
1996



11, Kingfisher Park, Skelmersdale, WN8 6XS

Stunning three bed detached true bungalow offering spacious accommodation and large mature gardens



- Outstanding detached true bungalow
- Modern fitted kitchen with cooker
- Family bathroom / shower over bath
- Close to schools and amenities
- Excellent sized reception rooms
- Three great sized bedrooms
- Large landscaped gardens / drive / garage
- 1063 SQ. FT.

This is a fantastic opportunity to purchase a superb, three bed detached true bungalow located in the ever popular area of Ashurst in Skelmersdale. Kingfisher Park is sat on a large plot surrounded by mature gardens at the head of a quiet cul-de-sac offering easy access to a range of local amenities, schools for all ages, public transport links and is just a short drive to several major motorway networks.

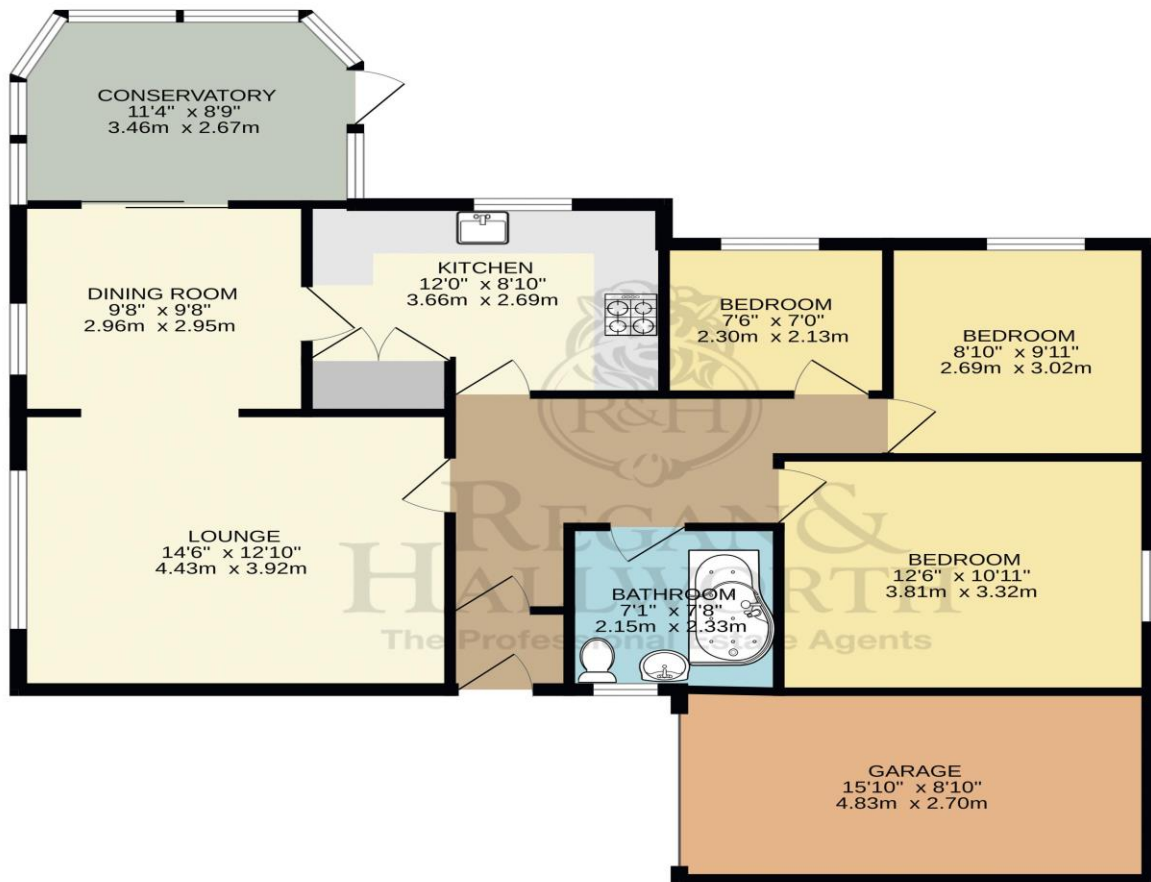
Internally there is just over 1000 square feet of versatile accommodation which in brief comprises entrance hallway, large formal lounge / sitting room located to the front of the property which is opened to the excellent family dining room. Doors from the dining room lead into the conservatory with doors leading out onto the gardens and then the other door leading into the modern fitted kitchen boasting a range of wall, base and drawer units along with cooker. Off the centrally located inner hallway sits the modern fitted family bathroom with wc, sink unit and jacuzzi bath with shower over, large master double bedroom and then two further good-sized bedrooms overlooking the rear gardens.

Externally the property had a well maintained and landscaped garden to the front with block paved driveway leading to a garage and then extra gravelled driveway to the front. Well maintained gardens then run down the side of the property with a lawn to the rear where there is a secure and private garden with patio areas, lawn, fishpond and a range of well stocked borders. Internal inspection is highly recommended to truly appreciate the deceptive size, excellent finish and outstanding location.





GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.

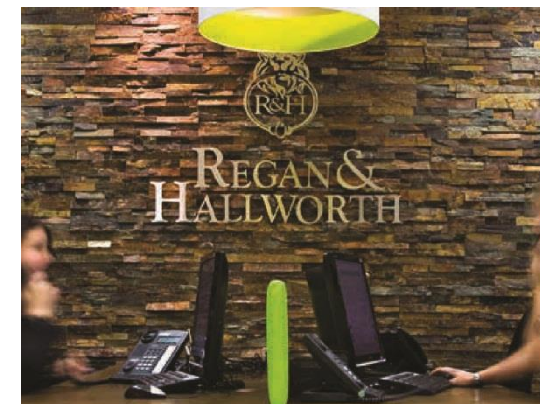


TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

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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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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