



**Ian Anthony**  
The Estate Agents



## JOYFORD CLOSE, WOODLANDS ESTATE, ASHURST, SKELMERSDALE

Guide Price £275,000

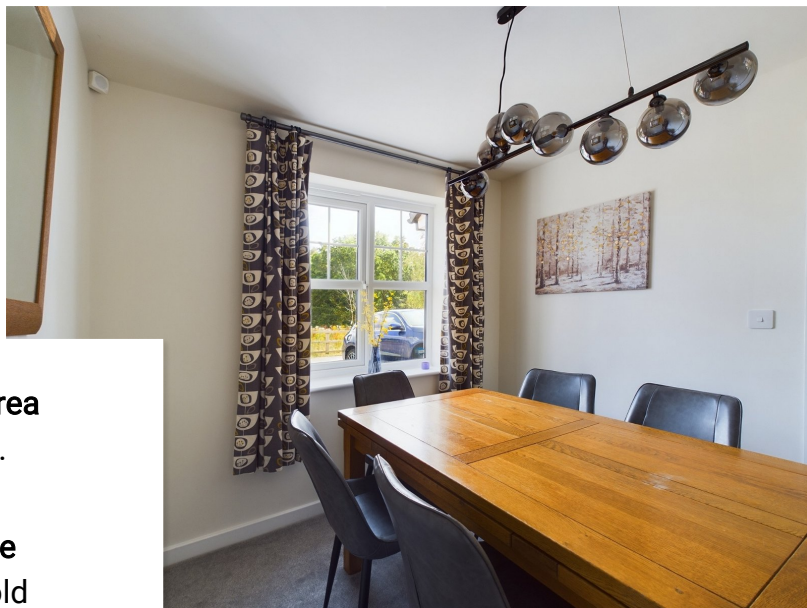
4 2



### NO UPWARD CHAIN!!!

Presenting a beautiful and modern detached family home set upon a new development within the popular residential area of Ashurst. On the ground floor the property boasts a modern kitchen/ breakfast room, living room, separate dining room, entrance hall and cloakroom. Whilst the first floor offers a master bedroom with en-suite shower room, three further good sized bedrooms and a family bathroom. Outside of the property there is a low-maintenance front garden with a tarmac driveway benefitting from an electric car charging point, and an integral garage, together allow for ample parking. To the rear there is a beautifully landscaped sunny garden with great entertaining patio areas. The property is located within easy reach of Skelmersdale Town Centre and semi rural countryside locations of Parbold and Newburgh. Early viewing is highly recommended to appreciate all this beautiful home has to offer.



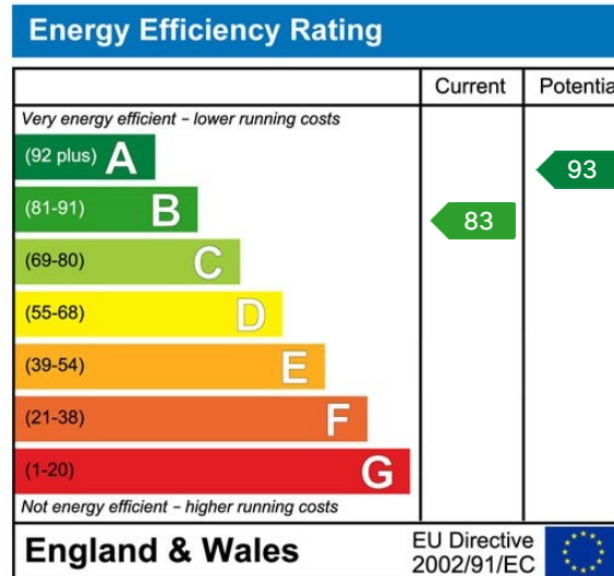


Floor Area  
sq. ft.

Tenure  
Freehold

Service Charge  
£ per annum

Ground Rent  
£ per annum



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: [enquiries@iananthonystates.co.uk](mailto:enquiries@iananthonystates.co.uk) <https://www.iananthonystates.co.uk>