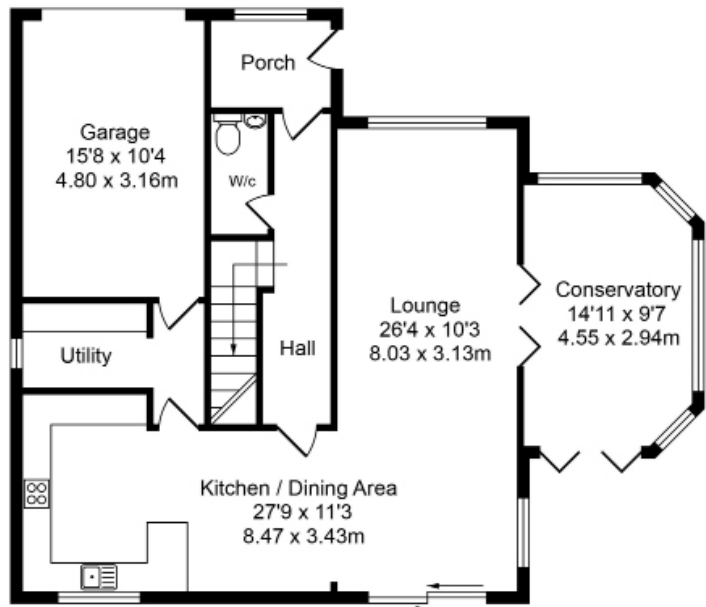




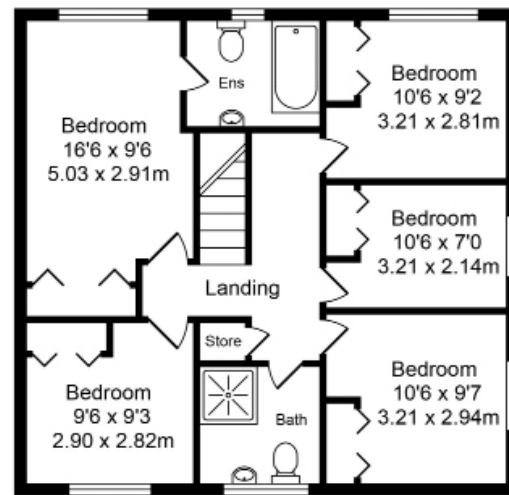
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1717 Sq.ft. (159.5 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 996 Sq.Ft (92.5 Sq.M.)



First Floor
 Approx. Floor Area 721 Sq.Ft (67.0 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: E

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this generously proportioned five-bedroom detached family home, positioned attractively along the popular Pine Crest in Aughton, West Lancs. Ideally positioned the property resides just a short walk from a host of local amenities and retailers, whilst also enjoying superb transport and commuter links facilitated via the nearby rail station. With highly regarded primary and secondary schools also residing nearby, this vibrant property exceeds expectations for today's modern family living requirements.

Approached via an extensive driveway providing off-road parking for multiple vehicles, access is granted via the front entrance porch. A large main lounge is finished to a good level and flows through into a large garden room conservatory and further through into an open-plan dining kitchen. Fitted with an array of wall, base and tower units and featuring a range of integrated appliances and stylish contrasting work-surfaces and breakfast bar, an ample dining area is brightly lit via sliding patio doors, with a handy utility room and downstairs WC completing the ground floor accommodation.

The first floor enjoys five well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area, with all bedrooms enjoying integrated wardrobes and storage facilities. The main bedroom further provides a spacious tiled en-suite bathroom, whilst the property is well-served by a tiled family bathroom providing walk in shower, WC and vanity wash hand basin.

Externally a good-sized plot is encircled with established trees and bushes, creating a private well-maintained garden area. With wrap-around sprawling lawns and a large private patio terrace perfect for entertaining and dining al-fresco this spacious property extends to 1,717 square feet of prime living accommodation and provides gas central heating and double glazing throughout as standard. Internal inspection is highly advised to fully appreciate the abundance of potential available within this inviting family home.

