

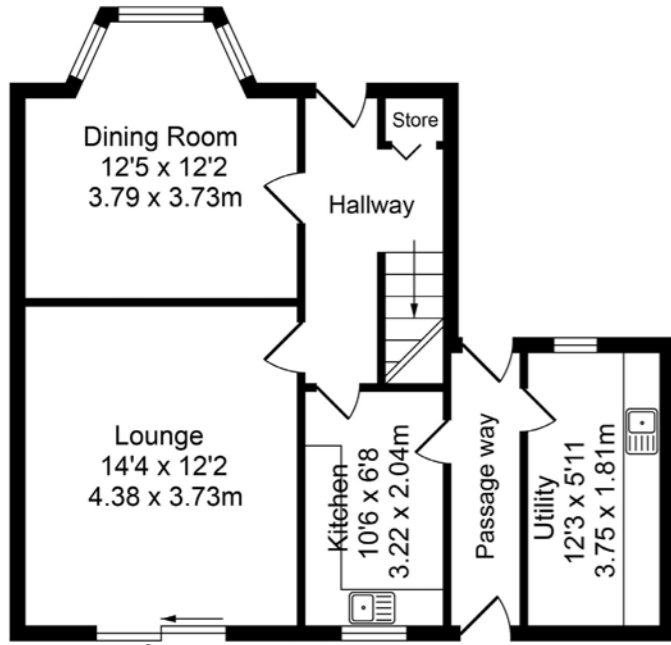


Ormskirk: 01695 570102
 Southport: 01704 778668

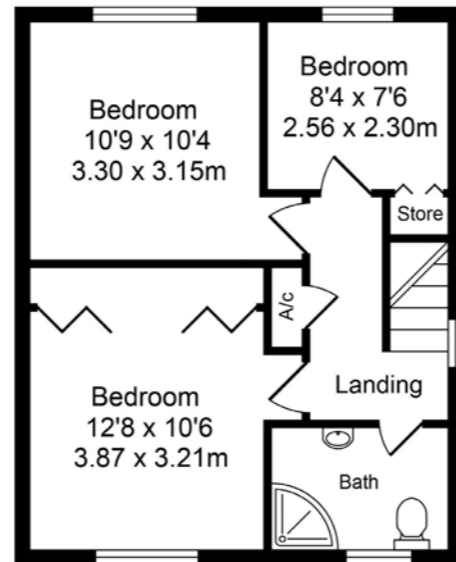
Parbold: 01257 442789
 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1035 Sq.ft. (96.1 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 588 Sq.Ft (54.6 Sq.M.)



First Floor
 Approx. Floor Area 447 Sq.Ft (41.5 Sq.M.)



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

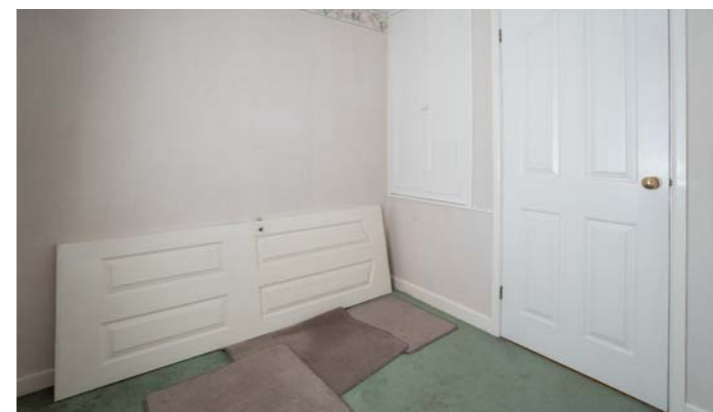
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Resting in a delightful position just a short stroll from the amenities within Aughton is this superb three bedroom semi detached home. The property provides an excellent floor plan extending to circa 1035 sq ft, and internal inspection is essential to fully appreciate all this home offers.

The accommodation briefly comprises of a welcoming reception hallway with stairs to the first floor, a good-sized lounge with feature bay window to the front aspect, fireplace with inset electric fire, and wood effect flooring. A good sized second reception room resides to the rear of the property and offers French doors to the rear garden and features an electric fire with wooden surround. The kitchen is fitted with a range of wall and base units with ample workspace, and integrated appliances including electric oven, microwave, and hob. A handy utility room provides further wall and base units, sink and space for a washer and a dryer.

On the first floor you will find three well-proportioned bedrooms (the bedrooms one and two benefitting from a range of fitted bedroom furniture) and a contemporary fully tiled three-piece family shower room which comprises low level wc, vanity wash hand basin and corner shower cubicle.

Outside, the sunny, Southwest facing rear garden is of a good size and is mainly laid to lawn with mature planted borders. Other benefits include gas central heating and double glazing.





KEY FEATURES

SUPERB SEMI DETACHED
PROPERTY

THREE BEDROOMS

CIRCA 1035 SQ FT

TWO RECEPTION ROOMS

GOOD SIZED SOUTH FACING
REAR GARDEN

VIEWING HIGHLY
RECOMMENDED



