



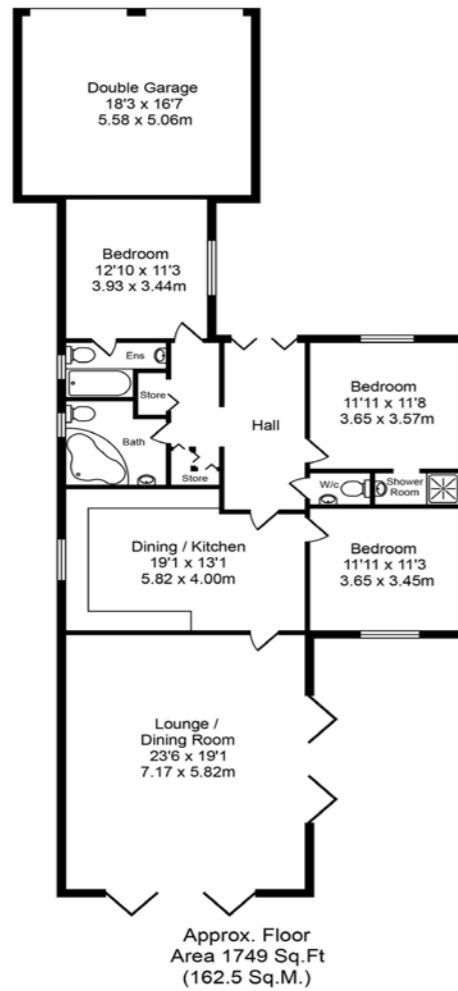
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1749 Sq.ft. (162.5 Sq.M.)

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



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

Every care has been taken with the preparation of these property details but they are 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. These property details do 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.



THE LUXURY PROPERTY SPECIALISTS

Prescot Road, Aughton
Offers in Excess of £550,000

A&P

Arnold & Phillips are delighted to bring to market this generously proportioned three-bedroom fully detached true bungalow, residing within a private plot along the sought after Prescott Road in Aughton, West Lanes.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and retailers, whilst also enjoying superb transport and commuter links facilitated via the nearby rail station.

Approached via an extensive private driveway providing off-road parking for multiple vehicles. Access is granted via the modern main front entrance, with one received into a brightly lit entrance hallway. The very front of the property houses an attached double garage, with a full-tiled modern family bathroom residing centrally. This modern bungalow enjoys three spacious double bedrooms, all of which are neutrally decorated and all enjoy a pleasant outlook over the surrounding gardens. The first and second bedrooms both enjoy tiled en-suite bathroom facilities. Flowing through to the rear of the property is a fully fitted modern dining kitchen, complete with an array of wall, base and tower units, finished in a modern wood effect design and providing a range of integrated appliances and stylish contrasting work-surfaces, with tiled flooring underfoot extending into an ample dining area. The accommodation is completed with an extensive main living room which resides to the rear of the property and is neutrally decorated and flooded in natural light via two sets of dual aspect patio doors which lead out into the landscaped rear gardens beyond.

Externally the property enjoys a large wrap around patio terrace that provides an ideal place to entertain and dine al-fresco. A large centrally positioned turfed lawn is bordered by an eclectic assortment of established trees, plants and shrubs, with the property not overlooked to any aspect.

With gas central heating, double glazing and a beautifully established and private plot, this welcoming bungalow extends to a comfortable 1,749 square foot of prime ground floor living accommodation. Positioned comfortably back from Prescott Road, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Detached True Bungalow
- Three Good Sized Bedrooms
- Circa 1749 Square Feet
- Large Lounge/Dining Room
- Modern Kitchen/Dining Room
- Stunning Rear Garden
- Double Garage
- Spacious Gated Driveway
- Close to Amenities



