

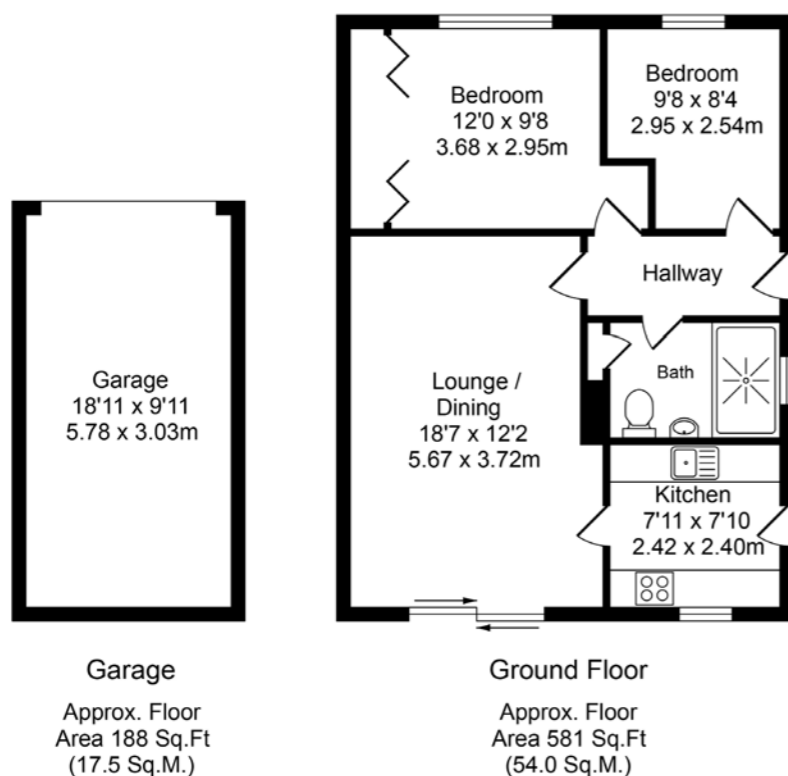


Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173

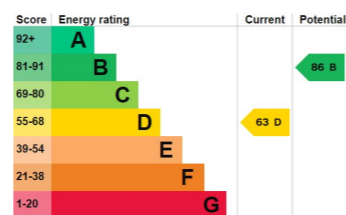
**Total Approx. Floor Area 769 Sq.ft. (71.5 Sq.M.)**

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: C

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](http://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.



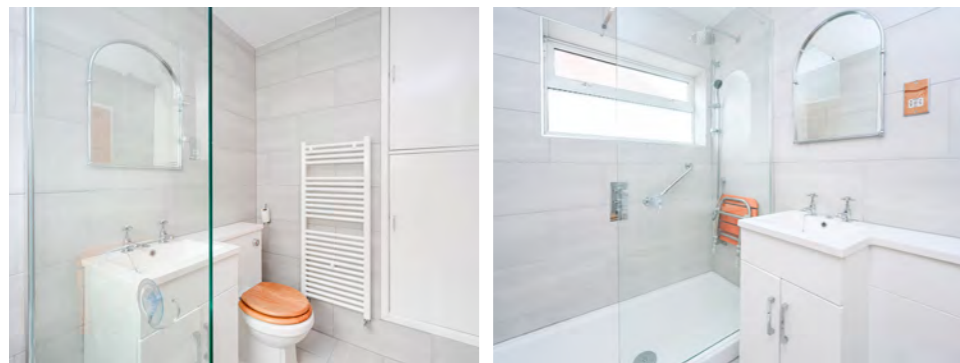
This immaculate semi-detached true bungalow rests in a pleasant spot in a highly desirable location and provides very well-presented accommodation with a high standard of finish, including a modern bathroom, quality fitted kitchen and stylish bedroom furniture.

The homes floor plan covers 769 square feet and displays tasteful decor that give it a bright and airy feel with a warm welcoming ambience that pervades throughout, highlights include entrance hallway, a good-sized lounge & dining area with attractive feature fireplace and patio doors out into the gardens, and a fitted kitchen which includes an array of wall and base units with ample workspace, complementary tiling to the walls and space for appliances.

The homes private spaces include two well-proportioned bedrooms (bedroom one with bespoke fitted wardrobes) and a contemporary three-piece bathroom which is finished in classic white with vanity wash hand basin, low level wc, and a walk-in glass screen shower - complementary tiling completes the modern look.

Outside there is extensive parking to the front on the block paved forecourt which continues to the side elevation and a single garage to the rear. The rear garden is very private, not directly overlooked and is mainly laid to lawn with a paved patio area and a timber garden shed. The property is situated in a popular residential location only a short stroll from Aughton's local amenities. The Railway station is on hand for the commuter and Ormskirk's bustling town centre is a short drive away. Other benefits of this delightful home include gas central heating, double glazing & vacant possession - viewing is highly recommended and now invited.





**KEY FEATURES**

- Semi-Detached True Bungalow
- Two Bedrooms
- Circa 769 Square Feet
- Good-Sized Lounge & Dining Area
- Fitted Kitchen
- Private Rear Garden
- Driveway Parking
- Single Garage



