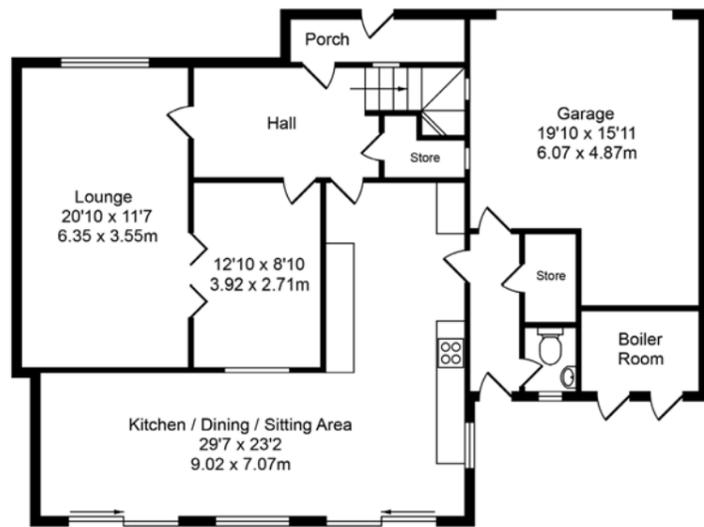




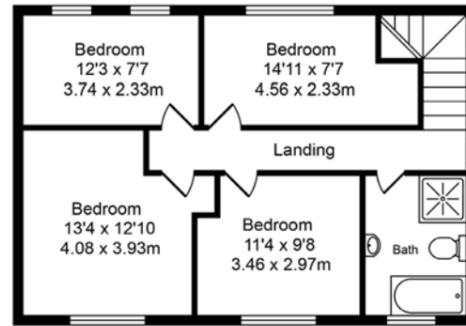
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 2061 Sq.ft. (191.5 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 1415 Sq.Ft (131.5 Sq.M.)

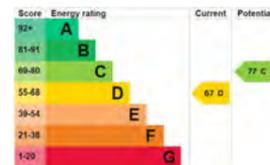


**First Floor**  
 Approx. Floor Area 646 Sq.Ft (60.0 Sq.M.)



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](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.



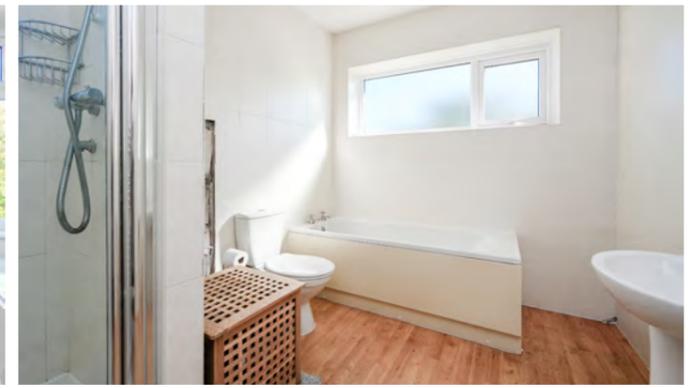
Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this renovated four-bedroom detached property, residing attractively within a generous plot along the popular Swanpool Lane in Aughton, West Lanes.

Ideally positioned along one of the areas finest roads, this impressive property extends to around 2,061 square feet of prime living accommodation and 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. With several highly regarded primary and secondary schools also within close reach, this property would be ideal for families and working professionals alike.

Sited well within its plot this welcoming property is approached via a cobble stoned in and out driveway which arcs around a well-tended front lawn. Access is granted via the main front entrance porch, with one received into a spacious and naturally lit entrance hallway. The front left enjoys a large integrated double garage, whilst the front right houses a spacious and neutrally decorated main living room which is centred around a contemporary feature fireplace. This main living room flows round into an adjoining snug/office area. The rear of the property has been extended and enjoys a fitted wood-effect kitchen which provides an array of wall, base and tower units, featuring a range of integrated appliances and contrasting work-surfaces. An ample dining area is naturally lit via two sets of sliding patio doors and runs through into a rear adjoining living area.

The first floor enjoys four well-proportioned family bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area. The property is well-served by the main fully tiled family bathroom which provides bath, WC, separate shower and wash hand basin. The present owners have completed extensive works on the property, including but not limited to a full re-wire, full re-plaster, CCTV system installed and high-speed communications systems. The majority of the windows and doors have all also been upgraded, as have a good deal of soft furnishings. The property also enjoys full-planning permission to extend the property which was granted in March 22. Please enquire at the office for further information regarding these plans.

Externally the rear of the property opens out into a beautifully established and private garden, which is not directly overlooked and enjoys a large patio terrace which extends around the exterior of the property, perfect for entertaining or extending into if required, subject to planning consent. A large sprawling lawn runs to the rear of the plot and is bordered by an established array of trees, plants and shrubs. With over 2,000 square feet, gas central heating and double glazing throughout as well as enjoying full planning permission to extend further, internal inspection is highly advised to fully appreciate all on offer within this premium property.





**KEY FEATURES**

- Renovated Detached Home
- Four Bedrooms
- Circa 2061 Square Feet
- Two Reception Rooms
- Extended Kitchen/Dining/Living Area
- Beautifully Established and Private Rear Garden
- In and Out Driveway
- Large Integrated Double Garage



