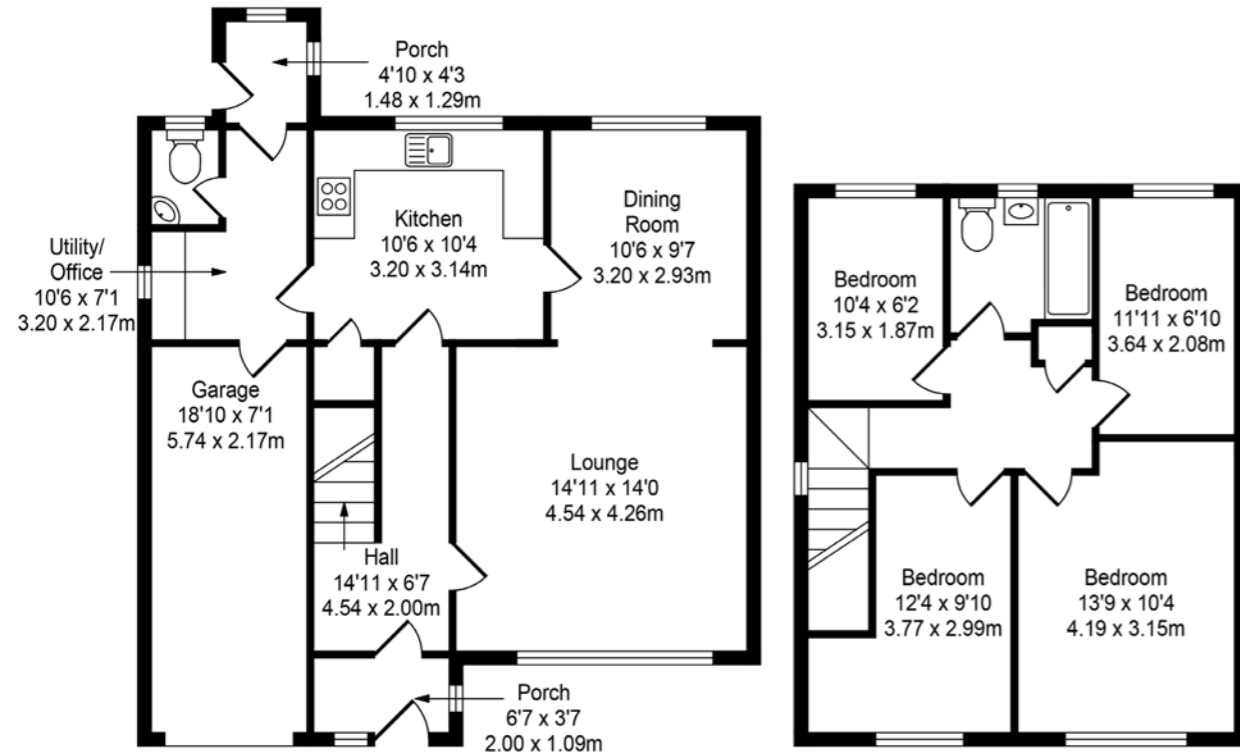




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1343 Sq.ft. (124.73 Sq.M.)

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



Approx. Floor Area 807 Sq.Ft (74.96 Sq.M.)

Approx. Floor Area 536 Sq.Ft (49.77 Sq.M.)



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

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.



Arnold & Phillips are pleased to bring to market an opportunity to acquire this spacious four-bedroom semi-detached family home, residing within a private plot along the popular Ennerdale Drive in Aughton, West Lancs.

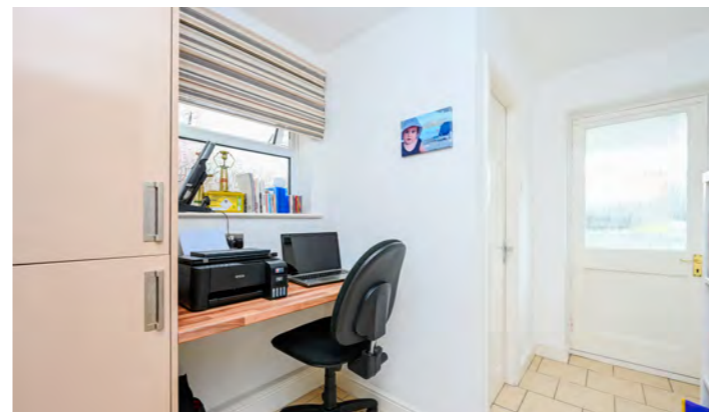
Ideally positioned this vibrant property has recently undergone a course of cosmetic modernisation and enjoys a beautifully rendered exterior facade, large driveway providing side-by-side parking for multiple vehicles and ideal Aughton locale, residing within close proximity to a host of local amenities. Superb transport and commuter links are also provided via the nearby rail station, whilst several highly regarded primary and secondary schools also reside nearby, making this property ideal for working professionals and families alike.

Accessed via the main front entrance porch, one is received into the front entrance hallway which is naturally lit and neutrally decorated. The left side of the property enjoys a large integrated garage, whilst the front right houses a large main living room. Centred around a contemporary media wall, this large living area flows through to an adjoining dining room. The rear of the property enjoys a fitted modern kitchen which is finished in a high-gloss cream design and provides an array of wall, base and tower units, featuring a range of integrated appliances and stylish contrasting work-surfaces. A large utility room and WC complete the ground floor accommodation.

The first floor enjoys four well-proportioned family bedrooms, all of which are double in size and all decorated to a high level, all enjoying a pleasant outlook over the surrounding area. The main family bathroom resides to the first floor and provides bath with overhead shower, WC and wash hand basin.

Externally a private garden is well landscaped, with a large patio terrace wrapping around the rear exterior of the property and is ideal for entertaining. An artificially turfed lawn extends to the rear of the garden which is bordered by painted timber fencing. Extending to a generous 1,343 square foot of prime Aughton family living accommodation and enjoying gas central heating, double glazing and a bright, free-flowing floor plan throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Semi-Detached Family Home
- Four Bedrooms
- Circa 1343 Square Feet
- Modern Fitted Kitchen
- Large Lounge with Adjoining Dining Room
- Private Rear Garden
- Driveway Parking



