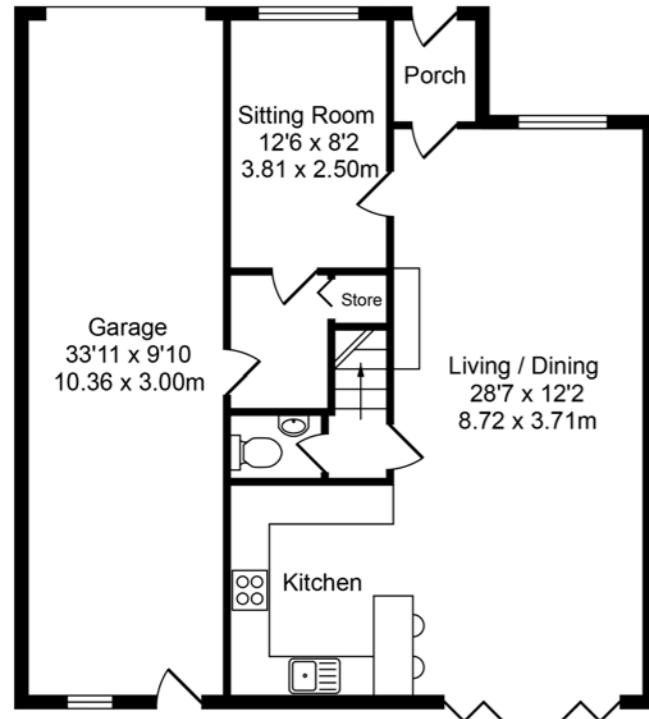




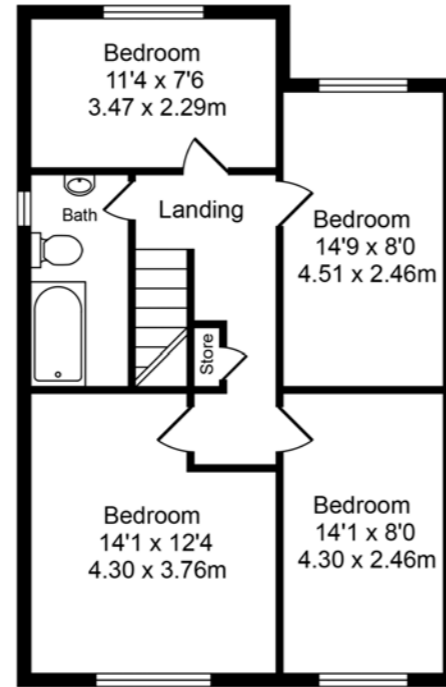
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1659 Sq.ft. (154.2 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 1006 Sq.Ft (93.5 Sq.M.)

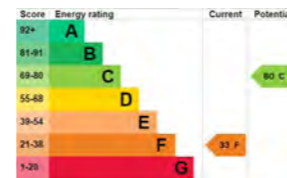


First Floor
 Approx. Floor Area 653 Sq.Ft (60.7 Sq.M.)



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 exciting opportunity to acquire this beautifully renovated four-bedroom detached family home residing along the popular School Close in Aughton, West Lancs.

Ideally positioned this vibrant property resides within close proximity to a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links facilitated via the nearby rail station. With several highly regarded primary and secondary schools also residing nearby, this property would be ideal for working professionals and families alike.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch. The front of the property houses the front sitting snug which is neutrally decorated and brightly lit via a large picture window. Adjoining is a linked utility area which also provides a WC, with an extensive integrated garage running the full depth of the property and extending to over 33 ft, providing an abundance of future development potential for the next owner.

The left side of the property has been open up and now enjoys a stunning fully fitted dining kitchen, providing an array of wall, base and tower units, finished in a contemporary cream shaker kitchen and providing wooden work-surfaces, comprehensive range of integrated appliances and premium wood effect tiled flooring running underfoot. This extends through into an equally well-proportioned main living area, which is centred around a modern log-burning feature fireplace and enjoys bespoke cabinetry and a high level of interior décor.

The first floor enjoys four well-proportioned family bedrooms, all of which are double in size and all neutrally decorated, enjoying a pleasant outlook over the surrounding area. The main family bathroom has been fully tiled and provides P-shape bath with overhead shower, WC and wash hand basin, finished in a stylish modern tiled design.

Externally the rear of the property has been professionally landscaped to expert effect. A generous timber decking area wraps around the rear of the property and provides an ideal place to entertain and dine al-fresco. The rear of the property enjoys a large centrally turfed main lawn which is bordered by painted timber fencing and an assortment of trees, plants and shrubs. This private garden is not overlooked and is well-tended, providing a superb contemporary outside living space.



