

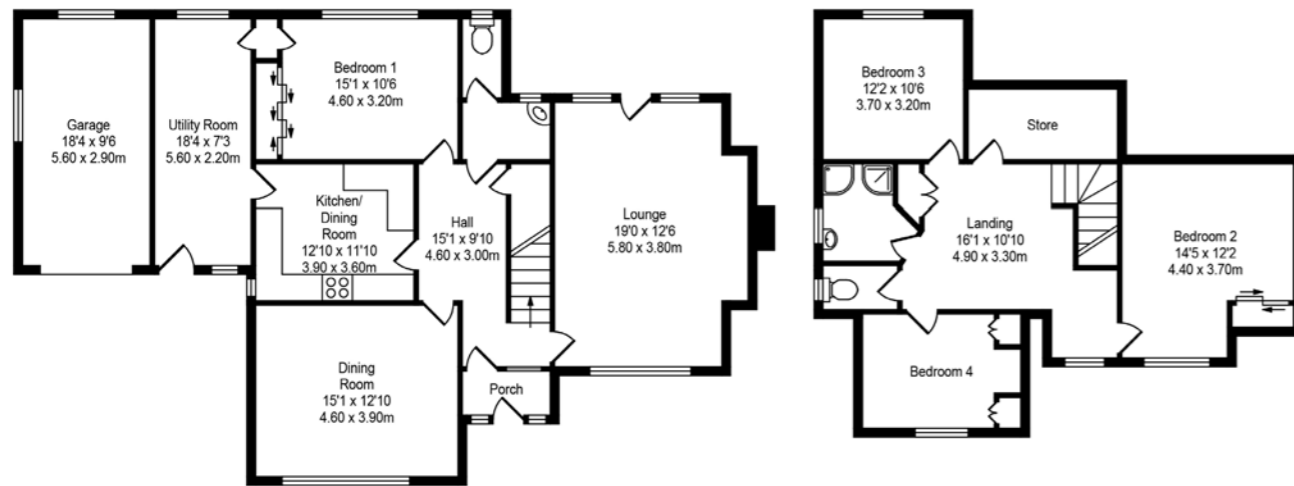


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 Southport: 01704 778668  
 arnoldandphillips.com

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 Chorley: 01257 241173

**Total Approx. Floor Area 2005 Sq.ft. (186.25 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 1289 Sq.Ft (119.71 Sq.M.)

Approx. Floor Area 716 Sq.Ft (66.54 Sq.M.)



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

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.



Presenting an exciting opportunity, Arnold & Phillips invite you to acquire this generously proportioned four-bedroom detached dormer property, gracefully situated within a spacious plot along the highly sought-after Long Lane in Aughton, West Lancashire.

This versatile property is ideally positioned, offering close proximity to local amenities and independent retailers, along with superb transport and commuter links facilitated by the nearby rail station. Ideal for working professionals, families, or those seeking a luxurious downsizing option, this property holds immense potential and awaits your personal touch through cosmetic modernisation.

Approached via a substantial driveway providing ample off-road parking, access is granted through the main front entrance porch. The ground floor boasts two generously proportioned main living rooms, with the main lounge bathed in natural light through dual aspect windows and modern patio doors. A large traditionally fitted kitchen provides abundant storage, accompanied by an ample dining area and a spacious adjoining utility room. Additionally, a large integrated double garage is provided on the ground floor, along with a generously sized double bedroom.

Ascending to the first floor, you'll find three more bedrooms, each enjoying a pleasant outlook over the surrounding area. The main family bathroom is also conveniently located on this floor.

Externally, the rear of the property offers an extensive garden, not directly overlooked, mainly laid to lawn and bordered by a variety of established trees, plants, and shrubs. Multiple areas of interest and patio terracing provide an ideal setting for outdoor entertainment, with the potential to extend and further develop, subject to obtaining the required planning consent.

Extending to over 2,000 square feet and equipped with gas central heating and double glazing, this compelling property is brimming with future potential. With its prime location, versatile layout, and room for enhancement, this residence is well worthy of internal inspection. Don't miss the opportunity to make this property your own and experience the charm of Aughton living at its finest.





KEY FEATURES

- Detached Home
- Four Bedrooms
- Circa 2005 Square Feet
- Two Reception Rooms
- Traditionally Fitted Kitchen
- Spacious Plot
- Extensive Garden
- Driveway Parking
- Large Integrated Double Garage







