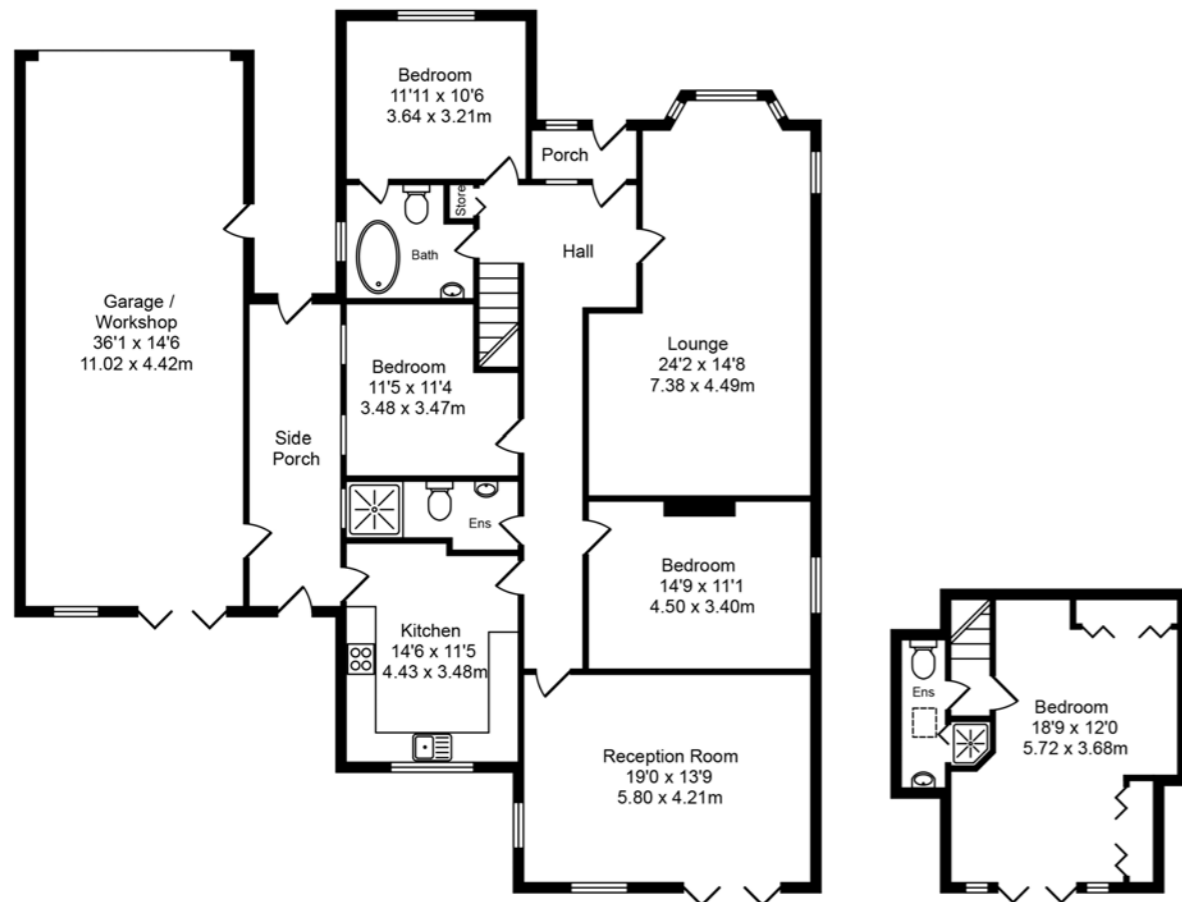




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2506 Sq.ft. (232.8 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: 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. 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 generously proportioned four-bedroom detached dormer bungalow, residing attractively along the sought after Brookfield Lane in Aughton, West Lancs.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and retailers, whilst also enjoying super transport and commuter links facilitated via the nearby rail station.

Approached via a sweeping block-paved in and out driveway and boasting beautifully tended front gardens, access is granted via the main front entrance porch, with one received into a spacious and brightly lit entrance hallway. This impressive property enjoys three large double ground floor bedrooms, all of which are neutrally decorated and provide a selection of integrated wardrobes and handy storage facilities. A large bay-fronted main living room resides to the front of the property and extends to a spacious 24 ft.

The rear of the property houses a second equally well-proportioned second reception room, flooded in natural light via premium patio doors which overlook the rear gardens beyond. A fitted shaker style kitchen resides adjacent and provides an array of wall, base and tower units, featuring a selection of integrated appliances and providing stylish premium work-surfaces. The ground floor accommodation is completed with a main family bathroom with freestanding bath, WC and vanity wash hand basin, finished in an elegant and contemporary tiled design, whilst also enjoying a modern shower alongside a linked side porch which flows through to the attached double garage/workshop.

The first floor enjoys a spacious main bedroom which is neutrally decorated and provides an abundance of integrated wardrobes and storage, along with lavish tiled en-suite bathroom facilities.

Externally an extensive rear garden is predominantly laid to lawn and is not directly overlooked, being bordered by an assortment of established trees, plants and shrubs. Beautifully manicured this lovingly tended garden enjoys a large timber summer house and multiple premium patio terracing, perfect for entertaining and dining al-fresco. Extending to a generous 2,506 square foot of prime living accommodation and brimming with an abundance of future potential residing along a prime Aughton address, gas central heating and double glazing are offered as standard throughout. Internal inspection is highly advised to fully appreciate all on offer within and early viewing will be essential to avoid disappointment.



