



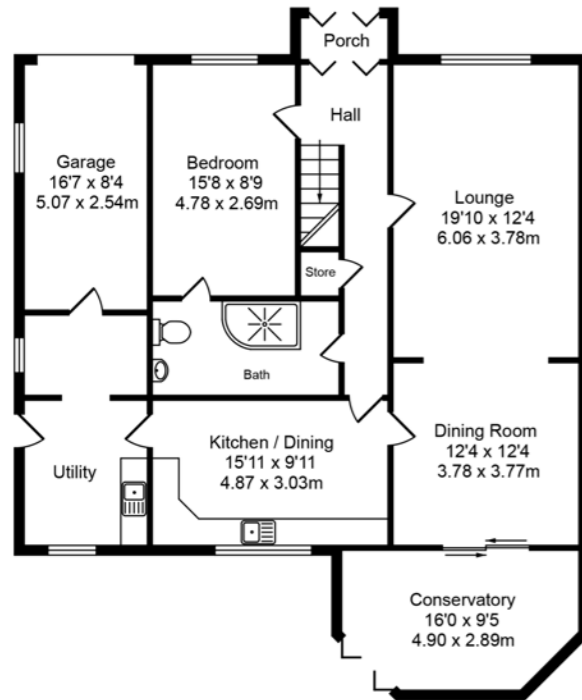
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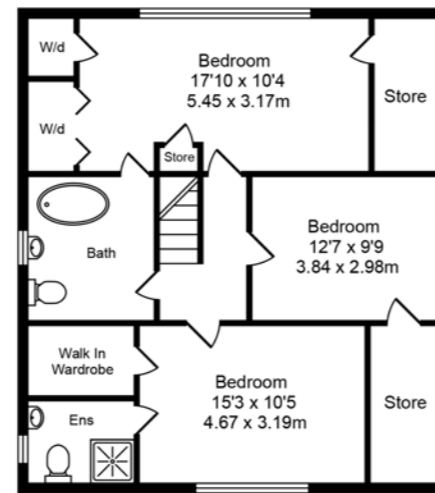
ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 2263 Sq.ft. (210.3 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 1387 Sq.Ft (128.9 Sq.M.)



First Floor
 Approx. Floor Area 876 Sq.Ft (81.4 Sq.M.)



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

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.

THE LUXURY PROPERTY SPECIALISTS

Moss Bank, Aughton
Offers in Excess of £500,000



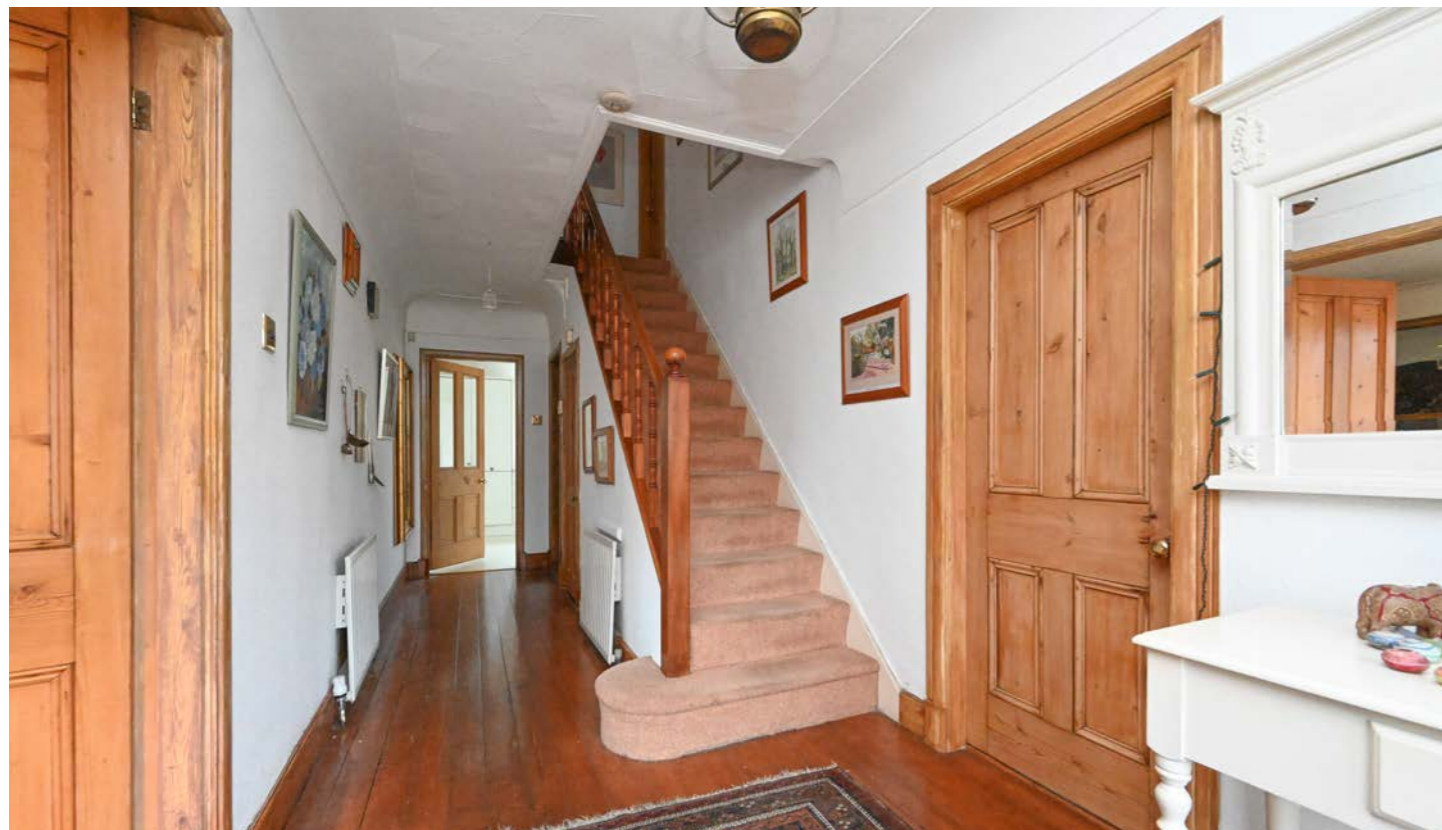
Arnold & Phillips are delighted to bring to market an exciting opportunity to acquire this extensively proportioned three/four bedroom detached property, residing within the popular Moss Bank in Aughton, West Lancs.

Ideally positioned this versatile property enjoys a wide range of local amenities and independent retailers within close reach, whilst also benefitting from superb transport and commuter links thanks to the nearby rail station.

Approached via a large private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch, with one received into a central hallway. The ground floor of this flexible property enjoys four reception rooms, all of which are of a good size, with one having been used as a spacious ground floor double bedroom. A large lounge is centred around a feature log-burning fireplace with timber surround and extends through into an adjoining dining room and further still into a large garden room conservatory. A generous kitchen resides to the rear and is fitted with an array of wall, base and tower white modern shaker units, providing a range of integrated appliances and contrasting work-surfaces. This in turn extends through to a handy adjoining utility room and further still into the integrated garage. Completing the ground floor accommodation is a modern shower room which provides large shower cubicle, WC and vanity wash hand basin.

The first floor enjoys three large double bedrooms, all of which are neutrally decorated and enjoy a pleasant outlook over the surrounding area. Two of the three bedrooms provide integrated storage facilities and wardrobes, with the main bedroom benefitting from a walk-in wardrobe and tiled modern en-suite bathroom facilities. The property's main family bathroom also resides to this floor and boasts a free-standing bath, WC, wash hand basin and contemporary design aesthetics.

Externally this property sits well within a generous plot and is not directly overlooked, enjoying sprawling turfed lawns that have been well-tended and are bordered by an established range of trees, plants and shrubs. A large patio terrace extends around the exterior of the property and provides an ideal space in which to entertain. This much-loved family home provides an abundance of future potential, with the ability to create a fourth bedroom upstairs apartment, alongside the potential to further extend, subject of course to the required planning consents being obtained. Extending to around 2,263 square feet of prime Aughton living accommodation, gas central heating and double glazing are offered as standard. Internal inspection is highly advised to fully appreciate all on offer and early viewing will be essential to avoid disappointment.





KEY FEATURES

- Extensive Detached Home
- Three/Four Bedrooms
- Circa 2263 Square Feet
- Large Lounge
- Garden Room Conservatory
- Fitted Kitchen
- Generous Plot
- Established Rear Garden
- Driveway Parking
- Integrated Garage







