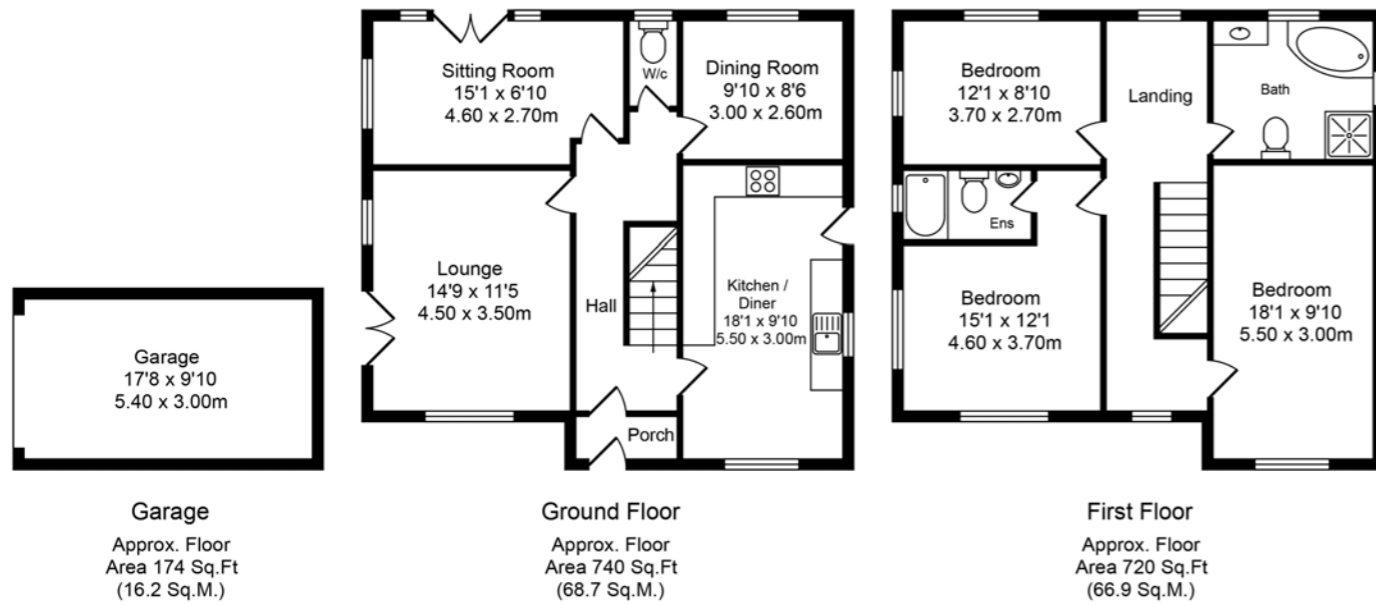




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1634 Sq.ft. (151.8 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: 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.



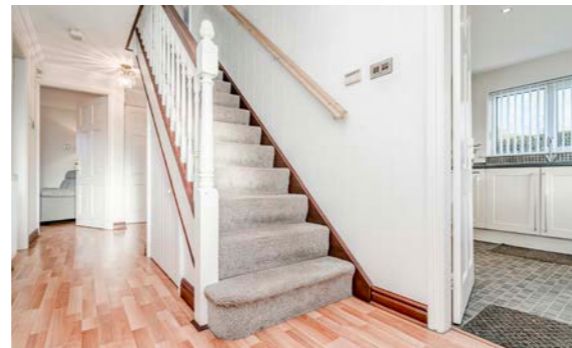
Arnold & Phillips are pleased to bring to market an opportunity to acquire this well-presented superbly positioned three-bedroom detached property, residing within a private plot along the semi-rural Gaw Hill View in Aughton, West Lancs.

Ideally positioned this vibrant property resides within close proximity to a host of local amenities and retailers, whilst enjoying excellent 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, families and luxury downsizing alike.

Approached via a private driveway, off-road parking is provided for multiple vehicles, as well as a detached brick-built garage. Access is granted via the main front entrance porch, with one received into a brightly lit central hallway. The ground floor of this free-flowing property enjoys three separate reception rooms, all of which are finished to a high level, with an open-plan modern dining kitchen completing the accommodation available. Fitted with an array of wall, base and tower units, an abundance of integrated appliances and premium contrasting work-surfaces are provided, as is an ample dining area.

The first floor enjoys three well-proportioned bedrooms, all of which provide a neutral decor and pleasant outlook over the surrounding area, with the main bedroom benefiting from lavish en-suite bathroom facilities. The main family bathroom resides to this level and provides corner bath, separate shower, WC and vanity wash hand basin, finished in a colourful tiled design.

Externally the property enjoys open aspects, not being directly overlooked. Spacious wrap-around gardens have been well-tended and enjoy a centrally turfed main lawn, bordered by flagged patio terracing perfect for entertaining. Extending to a generous 1,634 square feet and providing gas central heating and double glazing as standard, internal inspection is highly advised to fully appreciate all on offer within this compelling Aughton executive home.





KEY FEATURES

- Superb Detached Home
- Three Bedrooms
- Circa 1634 Square Feet
- Open Plan Modern Dining Kitchen
- Spacious Wrap-Around Gardens
- Beautiful Open Aspects
- Driveway Parking
- Detached Brick-Built Garage
- Semi-Rural Location





