



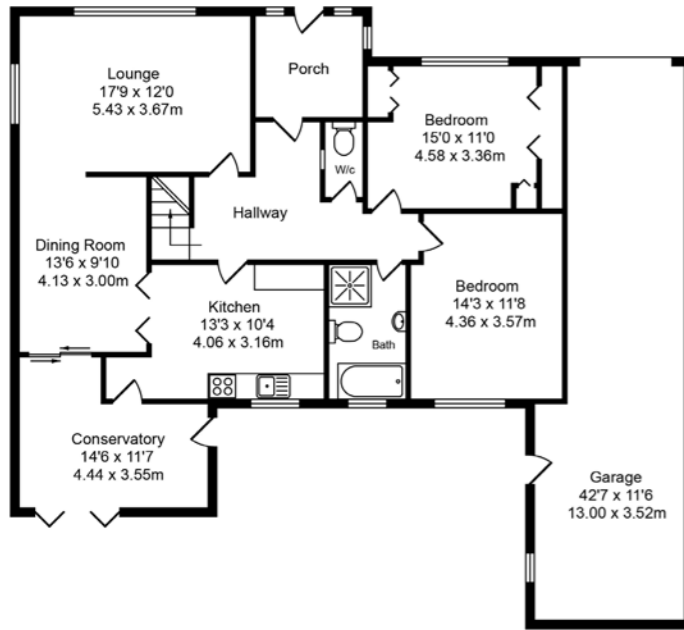
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 Chorley: 01257 241173

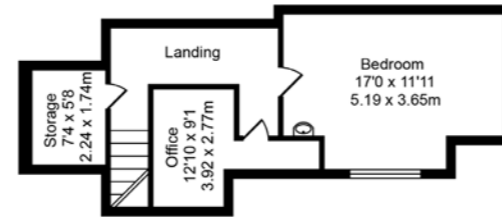
ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 2145 Sq.ft. (199.3 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 1737 Sq.Ft (161.4 Sq.M.)



First Floor
 Approx. Floor Area 408 Sq.Ft (37.9 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

Claremont Drive, Aughton
Offers in Excess of £500,000



Arnold & Phillips are delighted to offer for sale this well-presented detached, dormer style bungalow, situated on a larger than average private plot in a quiet and sought-after residential location.

The property offers a fabulous flowing floor plan, boasting an impressive 2145 sq ft of living space which has been meticulously maintained and the well presented interior presents a fantastic canvas for modernisation and is an exciting prospect for those looking to create a home that perfectly reflects their style and preferences. The spacious layout offers real versatility and internal inspection is essential to fully appreciate everything the home has to offer.

Once inside, guests are greeted by a large entrance porch that gives way to a welcoming reception hallway, providing a warm and inviting introduction to the rest of the property. The lounge offers a comfortable space to relax and unwind and has open access through to the formal dining room which itself has doors through to a conservatory, all combining to create great family space and areas perfect for entertaining.

The kitchen presents a versatile area for culinary creativity, complete with an array of fitted wall and base units, appliances and ample work space. The ground floor also accommodates a convenient cloaks/WC and two well-proportioned bedrooms (one with bespoke fitted furniture) providing comfortable living spaces for family members or guests. As you make your way upstairs, you will find a further double bedroom and an additional room which could be utilised as a home office or perhaps a dressing room.

Outside, this property is set on a delightful private plot, providing ample parking space on the block paved driveway which gives way to a huge 42ft garage and workshop with power and lighting. The peaceful rear garden is very private and is not directly overlooked offering the perfect space for relaxation and enjoyment. There are well kept lawned areas, planted beds, mature borders and patio areas for outdoor dining and entertaining.

Located in a sought-after residential location, this bungalow offers a tranquil lifestyle while still being conveniently located near amenities and transport links with the railway station being within strolling distance. Other benefits include gas central heating, double glazing and vacant possession.





KEY FEATURES

- Detached Dormer Bungalow
- Three Bedrooms
- Circa 2145 Square Feet
- Three Reception Rooms
- Fitted Kitchen
- Delightful Larger Than Average Plot
- Private Rear Garden
- Ample Driveway Parking
- 42ft Garage and Workshop







