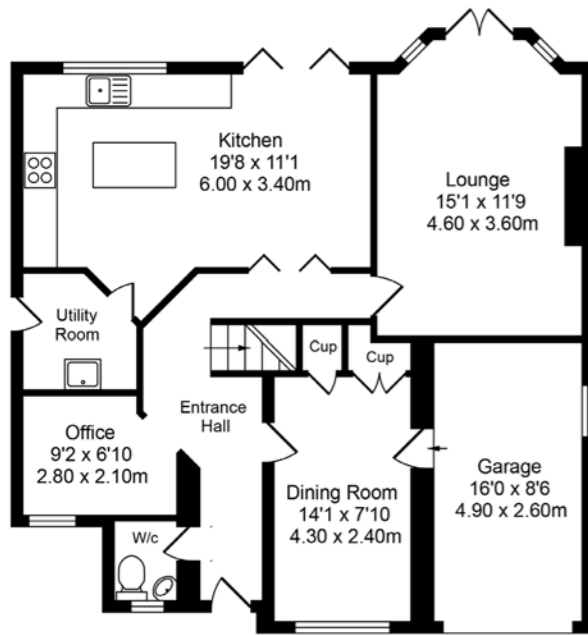




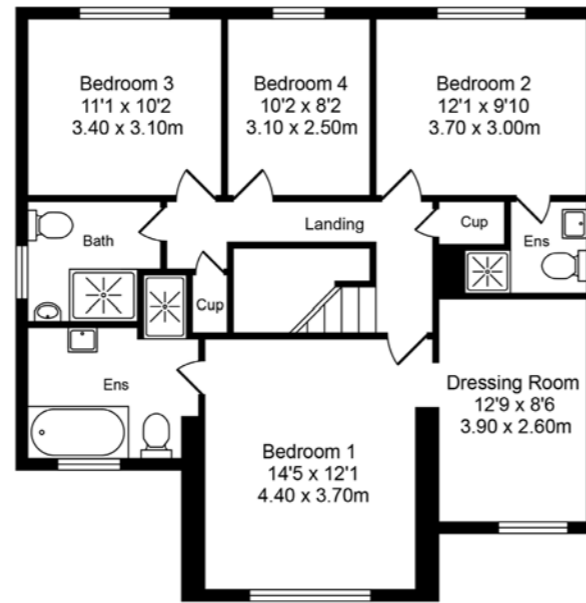
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1920 Sq.ft. (178.4 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 984 Sq.Ft (91.4 Sq.M.)



First Floor
 Approx. Floor Area 936 Sq.Ft (87.0 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. 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.

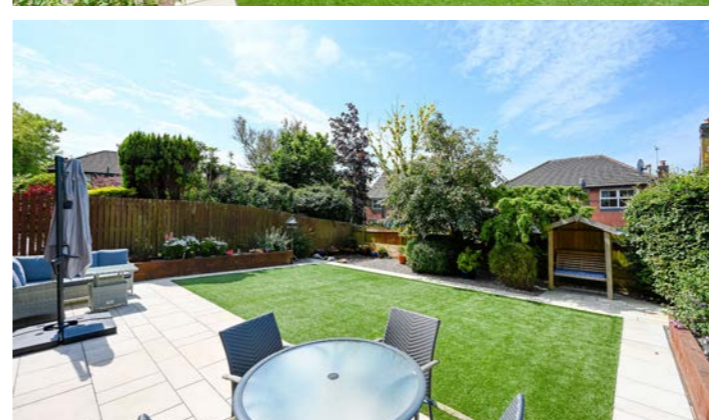
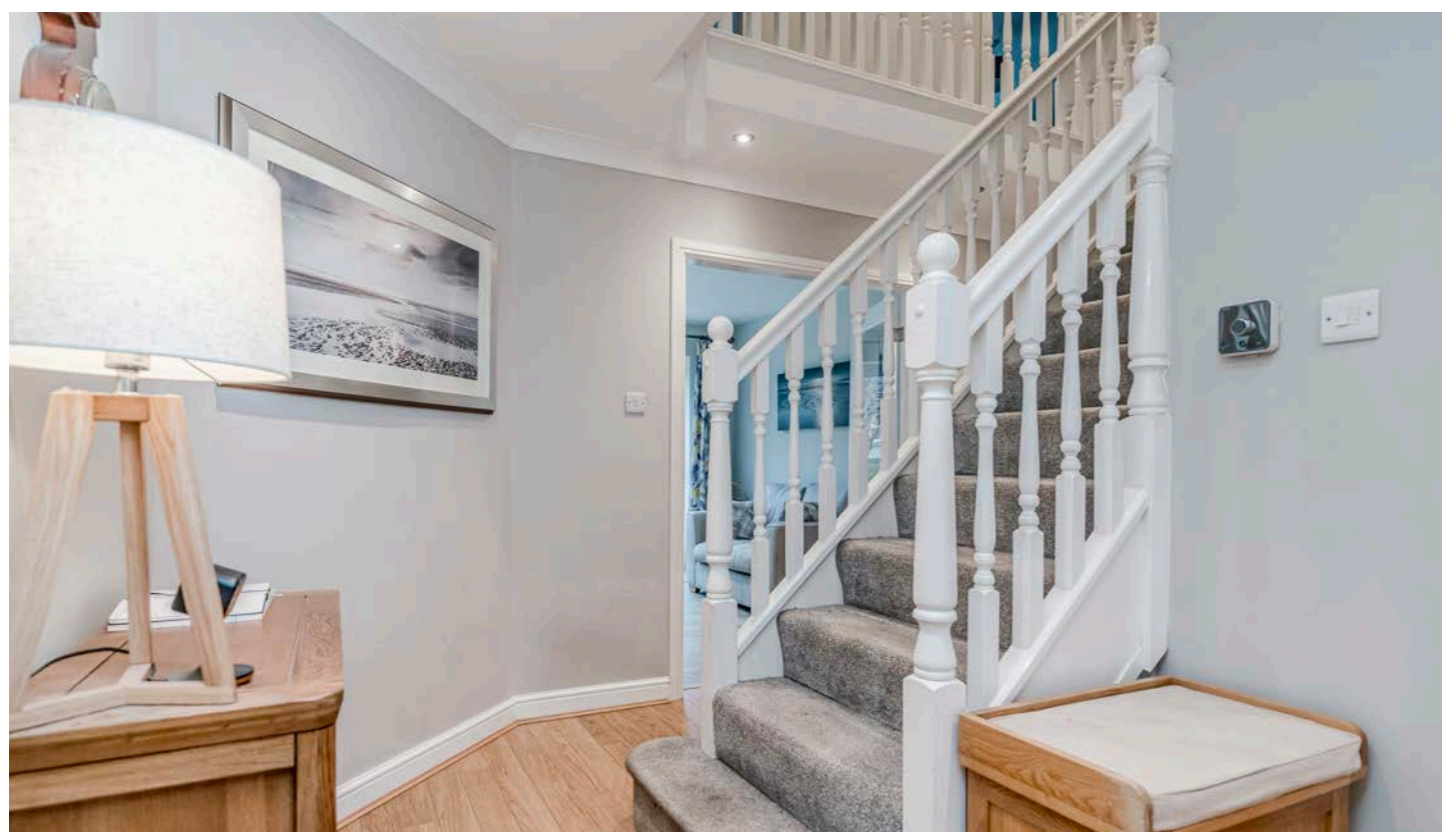
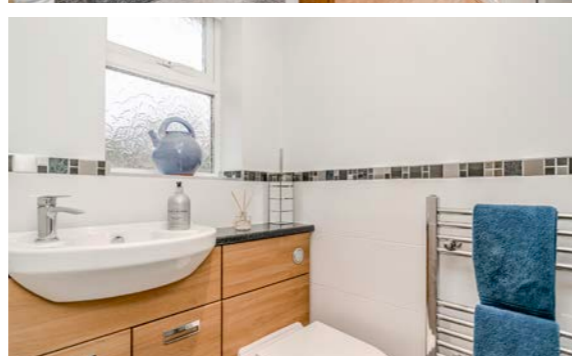


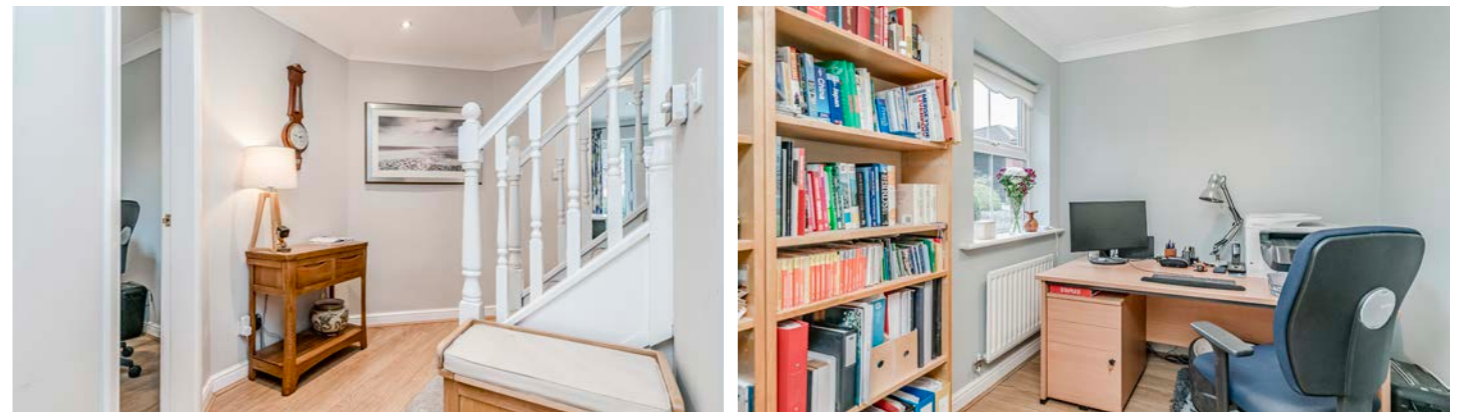
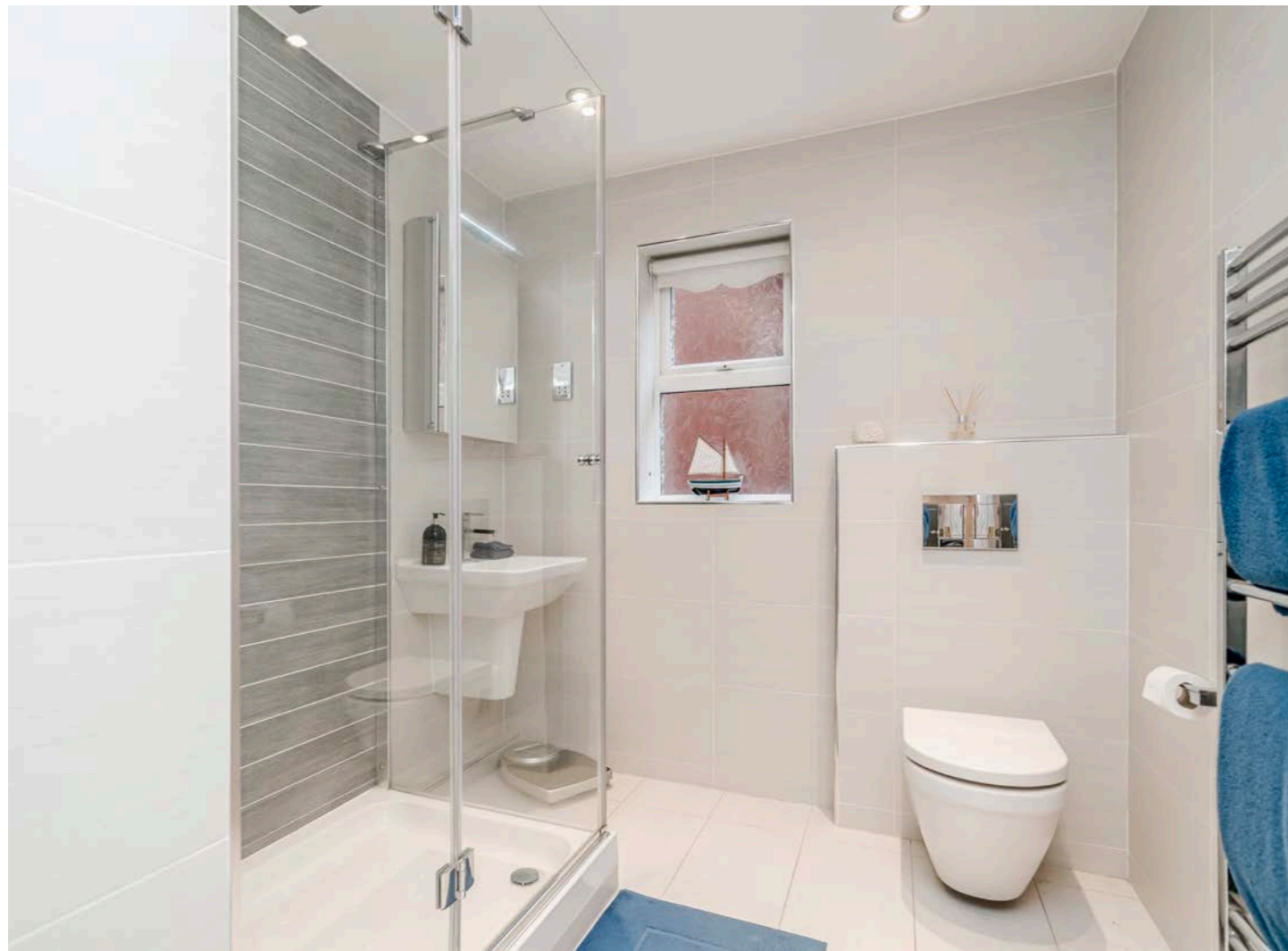
Arnold & Phillips are pleased to bring to market an opportunity to acquire this immaculately presented four-bedroom detached family home, residing within a generous plot along the sought-after Bracknel Way in Aughton, West Lanes.

Occupying an advantageous plot along the highly regarded Bracknel Way, this property exudes an exterior contemporary curb appeal that extends throughout the interior of the property. Approached via a private driveway which provides off-road parking for multiple vehicles, access is granted via the main front entrance. The ground floor enjoys two-spacious reception rooms, both of which are finished to a high level, alongside a spacious home office, WC and integrated garage. The property is well-served by a stunning contemporary fitted kitchen which provides an abundance of wall, base and tower units, all finished in a clean handle-less contemporary design and boasts a range of integrated appliances and premium Carrera Quartz work-surfaces and central feature island. This stylish kitchen extends through into an adjoining ample dining area which is well-lit via modern aluminium bi-folding doors overlooking the landscaped gardens to the rear.

The first floor provides four well-proportioned family bedrooms, all of which are double in size, with the main bedroom suite boasting a generous dressing room to the left (which can be easily adapted to a fifth bedroom with doorway opening from the landing if required) whilst the right contains a lavish tiled en-suite bathroom. Bedroom two further boasts a stylish en-suite bathroom, whilst the main family bathroom also resides to this floor and provides shower, WC and vanity wash hand basin.

Externally the rear of the property has been professionally landscaped and enjoys a large centrally turfed lawn which is bordered by a range of trees, plants, shrubs and painted timber fencing. With south-west facing aspects, the garden is bathed in sunlight for most of the day and into the early evening perfect for summer barbeques and outdoor entertaining. Premium polished sandstone patio terracing extends to all sides of this stylish artificially turfed lawn and is flanked by raised timber sleeper flower beds and attractive design aesthetics. Extending to a generous 1,920 square feet this appealing family home further provides gas central heating, double glazing and a high level of interior decor throughout. Internal inspection is highly advised to fully appreciate all on offer within this magnificent property.





KEY FEATURES

- Detached Family Home
- Four Bedrooms
- Circa 1920 Square Feet
- Stunning Contemporary Kitchen
- Two Spacious Reception Rooms
- Professionally Landscaped Rear Gardens
- Driveway Parking
- Integrated Garage







