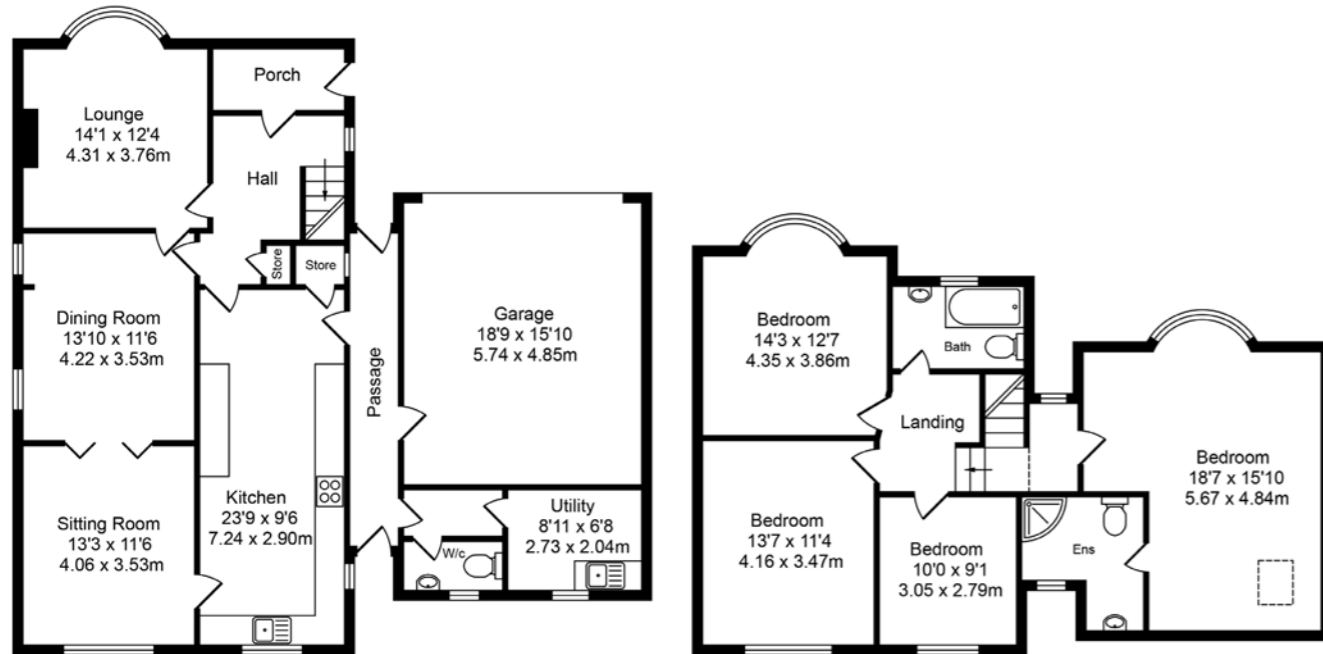




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2262 Sq.ft. (210.2 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 1361 Sq.Ft (126.5 Sq.M.)

First Floor
 Approx. Floor Area 901 Sq.Ft (83.7 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 exciting opportunity to acquire this spacious and well-presented four-bedroom detached property, residing attractively along the highly sought after Swanpool Lane in Aughton, West Lanes.

Ideally positioned this versatile property resides within close proximity to a host of local amenities and enjoys superb transport and commuter links, facilitated via the nearby rail station. With several highly regarded primary and secondary schools also placed nearby, this large property would be ideal for both families and working professionals alike.

Approached via a private driveway providing an abundance of off-road parking, access is granted via the main front entrance, with one received in to a brightly lit central entrance hallway. The left side of the property houses a large integrated double garage, with separate utility and WC area to the rear. The front right enjoys a spacious main living room which is flooded in natural light via a large bay window, with the room centred around a feature fireplace. Flowing through resides a central dining room which provides dual aspect windows and leads further through into a third reception room which flows through into the kitchen and overlooks the rear garden beyond. The ground floor accommodation is completed with a large family dining kitchen which has been furnished with a host of wall, base and tower units, featuring a range of integrated appliances and finished in a tongue and groove cream shaker design, with premium granite work-surfaces and ample dining area completing this generous space.

The first floor enjoys four well-proportioned family bedrooms, all of which are double in size, with the main bedroom being of particularly impressive character, enjoying large en-suites bathroom and sweeping bay window. The property is well-served by a tiled family bathroom providing bath with overhead shower, WC and wash hand basin.

Externally the rear of the property enjoys a sprawling turfed lawn which is bordered by a range of established trees, plants and shrubs and enjoys a private and sunny outlook. Ample patio terracing provides an ideal place to entertain, whilst a premium timber summerhouse is nestled in the corner and provides a pleasant outlook over the surrounding area. Extending to a free flowing 2,262 square foot of prime Aughton family living accommodation and brimming with an abundance of future potential and sited within a large and private plot, internal inspection is highly advised to fully appreciate all on offer within this compelling family home.

