

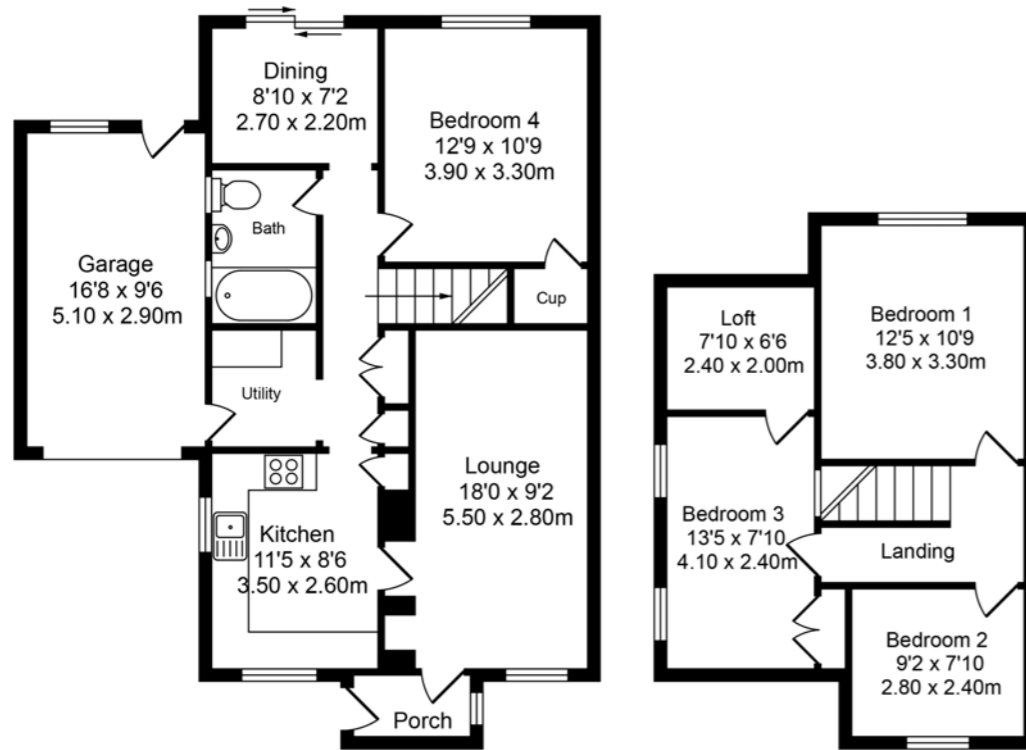


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 Southport: 01704 778668
 arnoldandphillips.com

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 Chorley: 01257 241173

Total Approx. Floor Area 1325 Sq.ft. (123.1 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 870 Sq.Ft (80.8 Sq.M.)

First Floor
 Approx. Floor Area 455 Sq.Ft (42.3 Sq.M.)



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

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 four-bedroom semi-detached home, residing within an attractive plot along the popular Delph Park Avenue in Aughton, West Lancs.

Ideally positioned this vibrant property resides within close proximity to a host of local amenities and independent retailers, whilst also enjoying superb transport and commuter links thanks in part to the nearby rail station.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch. The ground floor enjoys a spacious main living room which is decorated to a good level, with a fitted modern kitchen residing opposite and providing an array of wall, base and tower units, finished in a modern design and enjoying a range of integrated appliances and stylish contrasting work surfaces.

Residing centrally is the fully tiled main family bathroom which enjoys a bath with overhead shower, WC and vanity wash hand basin. A spacious dining room resides to the rear and adjoins the fourth bedroom which is of a good size and provides patio doors out into the rear garden beyond. The ground floor accommodation is completed with an attached garage.

The first floor enjoys a further three bedrooms, all of which are of a good size and all with a pleasing neutral decor. A large loft area provides an abundance of future development potential and would perform well as an en-suite or dressing room, subject to the required planning consent being obtained.

Externally a well-tended rear garden is not directly overlooked and is well established, with a centrally turfed lawn bordered by a range of thoughtfully considered shrubs, trees and plants. An ample patio terrace provides the ideal space in which to entertain. Extending to generous proportions and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate this impressive home.



