

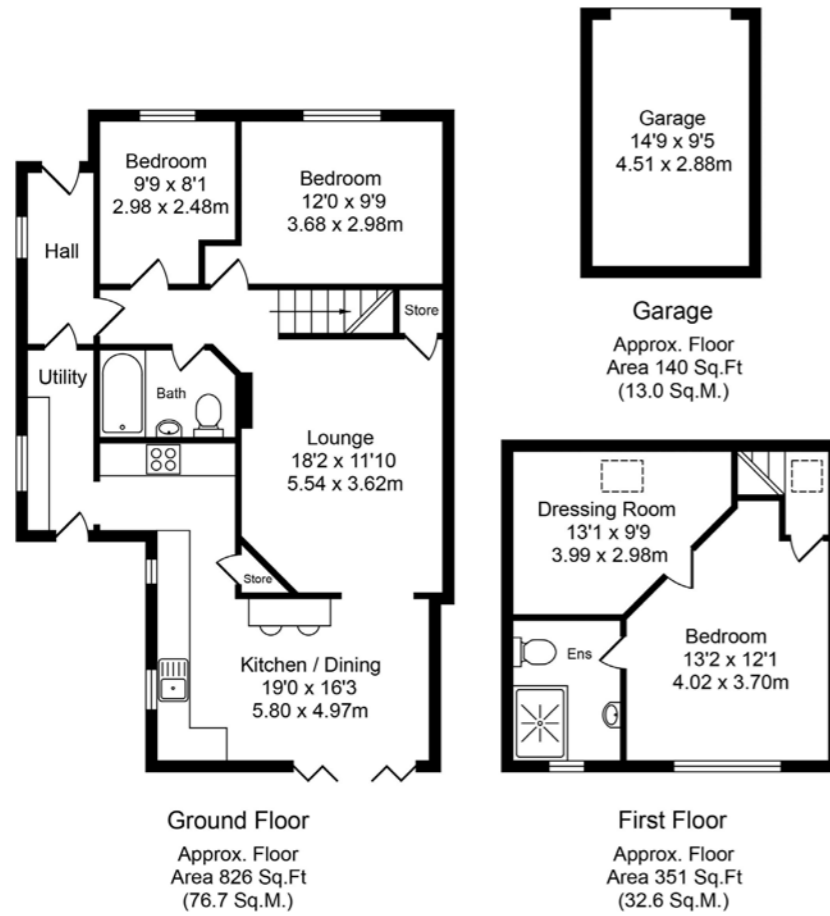


Ormskirk: 01695 570102  
 Southport: 01704 778668

Parbold: 01257 442789  
 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1317 Sq.ft. (122.3 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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](http://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 delighted to bring to market an exciting opportunity to acquire this fully-renovated and immaculately presented three-bedroom semi-detached dormer bungalow, residing along the highly regarded Noel Gate in Aughton, West Lancs.

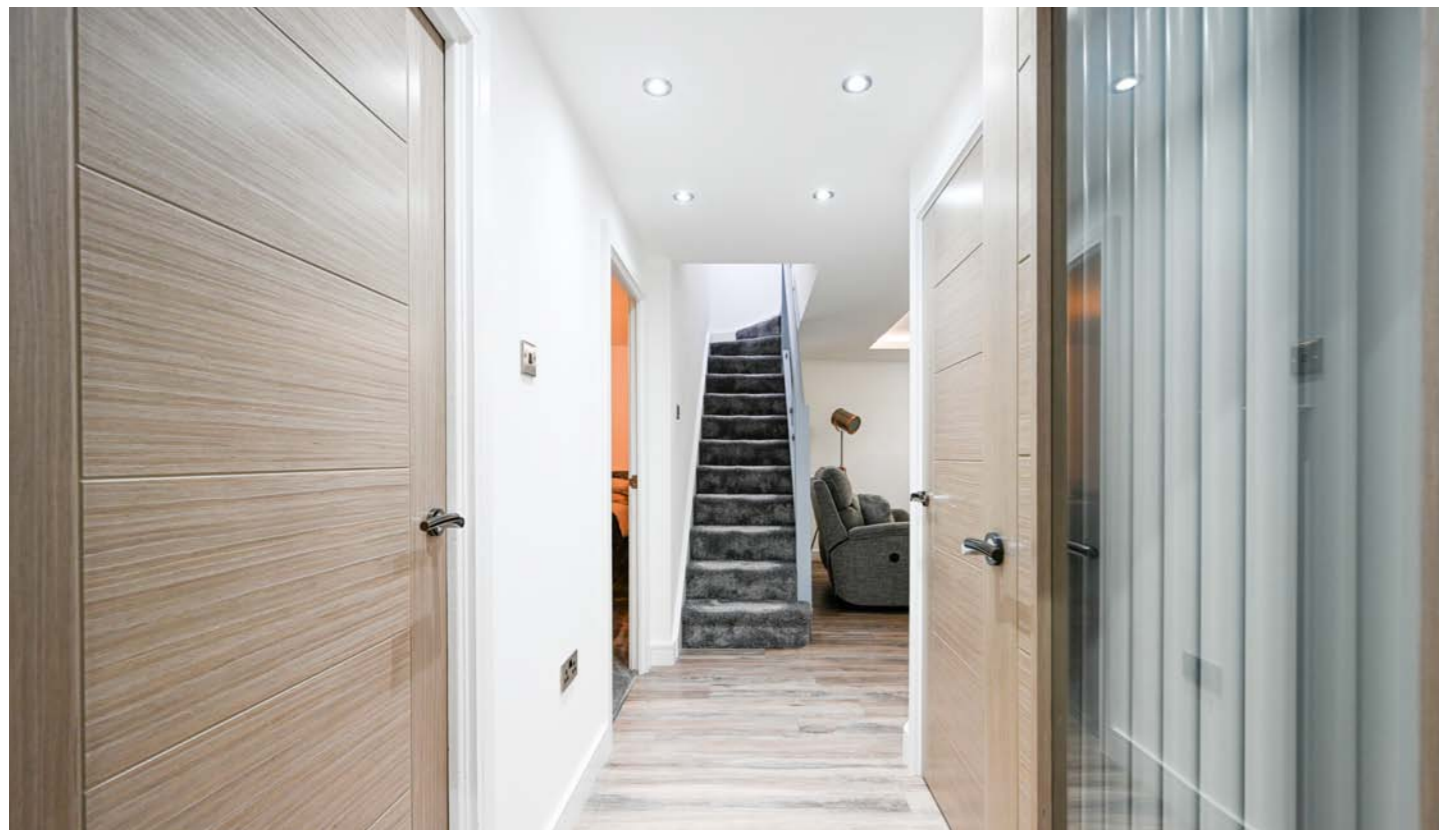
Ideally positioned this vibrant property has been extended and recently undergone a complete renovation, with a high-level of fit and finish on display throughout. A host of local amenities are provided close at hand, as are superb transport and commuter links thanks in part to the nearby rail station.

Approached via a private driveway which provides off-road parking for multiple vehicles, access is granted via the main front entrance, with one received into a brightly lit entrance hallway. The front of the property enjoys two spacious ground floor bedrooms, both of which are decorated to a high level. The stunning fully tiled bathroom provides bath with overhead shower, WC and vanity wash hand basin. Residing centrally is a large main living room which is beautifully presented and flooded in natural light via premium bi-folding patio doors that also illuminate the ample dining area, as well as subtle ambient ceiling lighting and a glass roof lantern. This in turn flows through to a newly fitted kitchen which boasts an array of wall, base and tower units, finished in a contemporary modern design aesthetic and provides a range of integrated appliances and stylish contrasting work-surfaces.

The first floor enjoys a generously proportioned main bedroom suite, with a large double bedroom providing a walk-in dressing area/wardrobe and lavish tiled en-suite bathroom.

Externally a spacious detached garage is provided, as is a professionally landscaped rear garden which provides a centrally turfed lawn which is bordered by a range of established plants and shrubs. An ample patio terrace provides the ideal space in which to entertain and dine al-fresco.

Extending to a generous 1,317 square feet of premium dormer bungalow living accommodation and enjoying a premium fit and finish throughout, gas central heating and double glazing are provided as standard. Internal inspection is highly advised to fully appreciate all on offer within.







KEY FEATURES

FULLY RENOVATED & EXTENDED  
SEMI DETACHED DORMER BUNGALOW

IMMACULATELY PRESENTED  
THROUGHOUT

CIRCA 1317 SQ FT

THREE BEDROOMS (MASTER WITH  
EN-SUITE & WALK-IN DRESSING  
AREA)

NEWLY FITTED CONTEMPORARY  
KITCHEN

ATTRACTIVE REAR GARDEN

OFF ROAD PARKING &  
DETACHED GARAGE













