

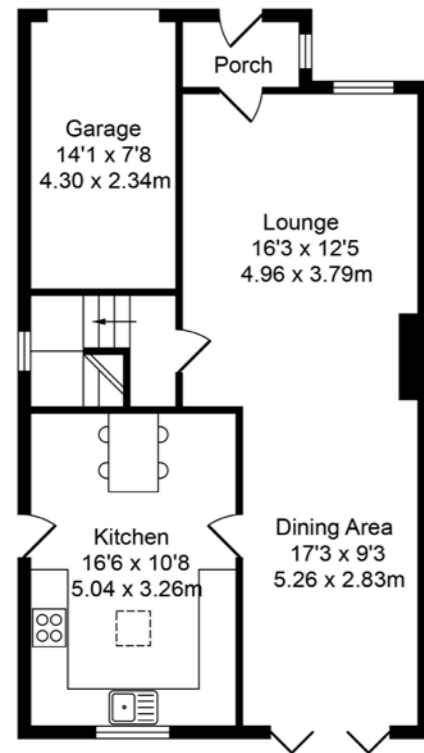


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

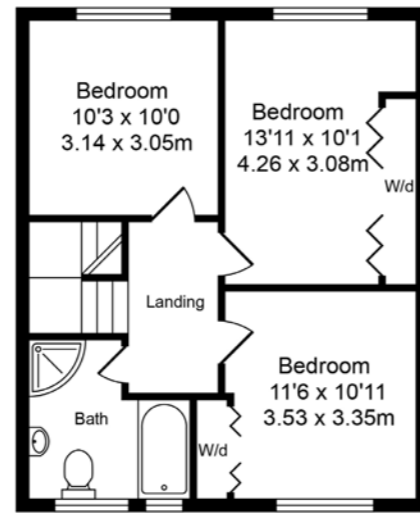
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1257 Sq.ft. (116.8 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 738 Sq.Ft (68.6 Sq.M.)



First Floor
 Approx. Floor Area 519 Sq.Ft (48.2 Sq.M.)



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 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 this spacious three-bedroom semi-detached family home, nestled within the desirable Eskdale Avenue in Aughton, West Lancs.

Offering both privacy and convenience, this property is a versatile haven for families and professionals alike. Positioned within easy reach of local amenities and boasting excellent transport connections, including close proximity to the local rail station, this home ensures seamless living. The ample off-road parking provides convenience for multiple vehicles.

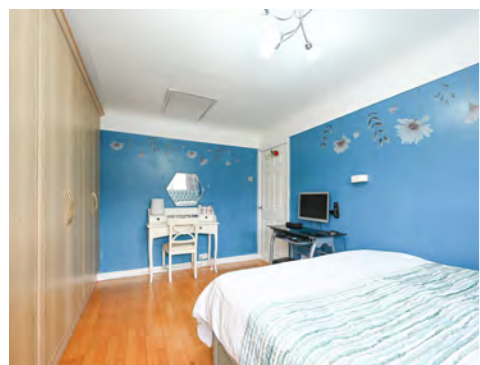
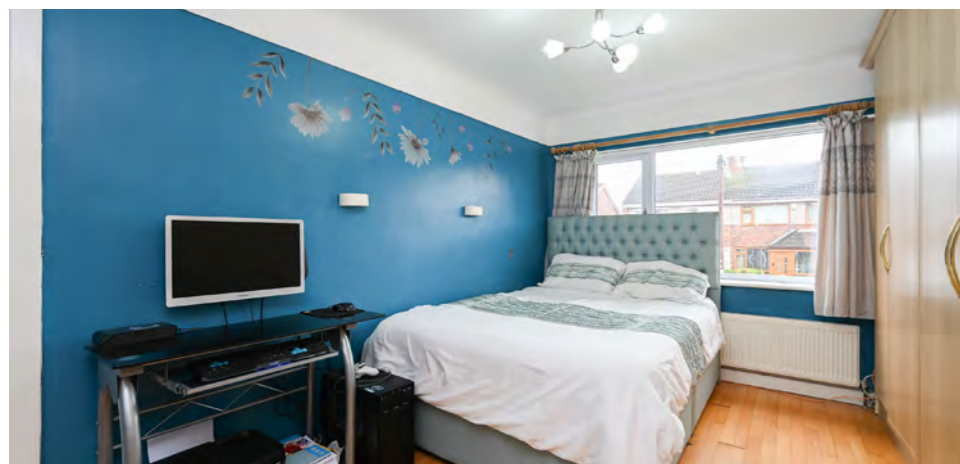
As you step inside, you're greeted by a welcoming ground floor layout, featuring a spacious integrated garage and a front porch. The large through lounge flows effortlessly into a rear dining area, illuminated by modern French-style patio doors, creating a bright and airy ambiance. The fitted kitchen is well-equipped with a range of wall, base and tower units, integrated appliances, stylish work surfaces and a feature breakfast bar, offering both functionality and style.

Upstairs, three double bedrooms await, each tastefully decorated and offering pleasant views of the surrounding area. The modern family bathroom performs well, boasting a bath, separate corner shower, WC and wash hand basin, all complemented by a stylish tiled design. Integrated wardrobes and storage facilities further enhance the practicality of the first floor living space.

Outside, the well-established rear garden beckons with its centrally turfed lawn and ample patio terrace, perfect for outdoor entertaining and relaxation. Flanked by flower beds and enjoying a sunny aspect, this garden perfectly extends the inner living accommodation outside.

With a generous living space spanning 1,257 square feet and complemented by gas central heating and double glazing throughout, this property offers comfort and warmth year-round. Plus, with its abundance of further potential and ideal location in Aughton, this home presents an unmissable opportunity. Internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

Semi-Detached Family Home

Three Bedrooms

Circa 1257 Square Feet

Modern Dining Kitchen with
Integrated Appliances

Large Through Lounge

Well-Established Rear Garden

Driveway Parking

Spacious Integrated Garage



