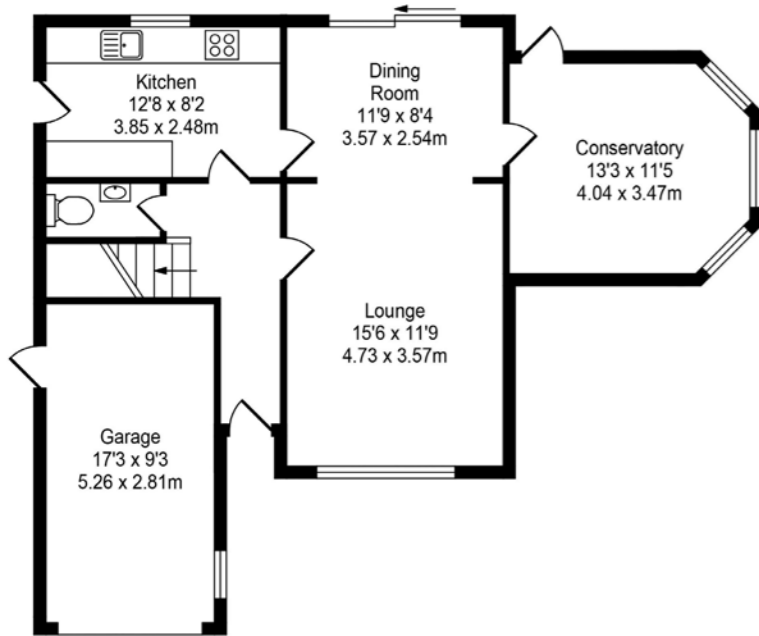




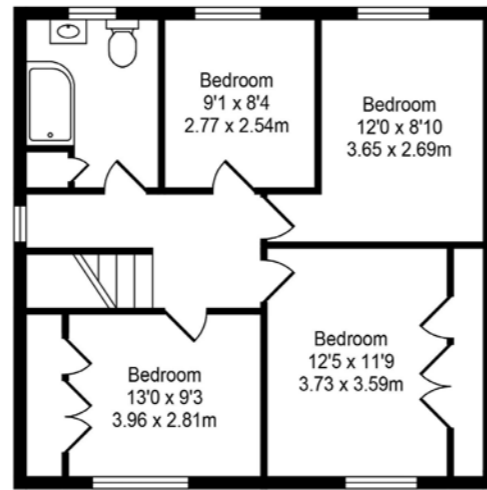
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1434 Sq.ft. (133.22 Sq.M.)

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



Approx. Floor Area 812 Sq.Ft (75.46 Sq.M.)



Approx. Floor Area 622 Sq.Ft (57.76 Sq.M.)



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

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. 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 four-bedroom detached family home, situated within a private plot along Liverpool Road in Aughton, West Lancs.

Set comfortably back from the road this property offers the perfect blend of convenience and potential, ideally positioned near local amenities, superb transport links, and highly regarded schools.

As you arrive, a private driveway provides off-road parking for multiple vehicles, and leads to the attached garage. Well-tended wrap-around gardens encompass the front, side, and rear of the property.

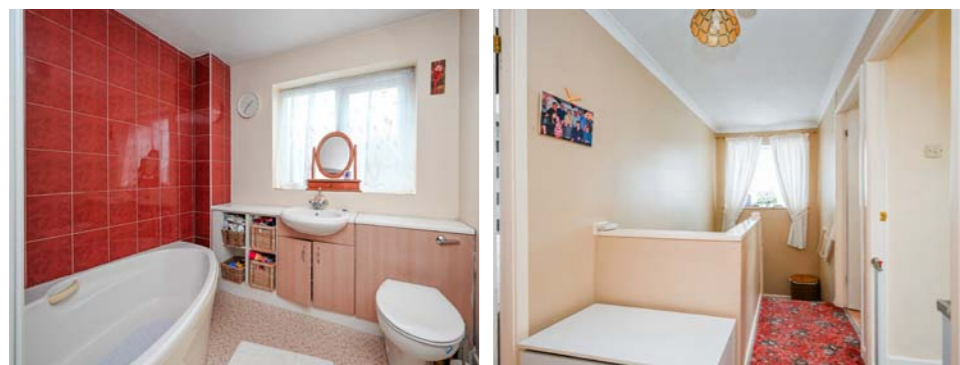
The ground floor boasts two reception rooms, a garden room conservatory, WC, and a fitted kitchen complete with a range of wall and base units with contrasting work surfaces. The large living room is bathed in natural light and benefits from a living flame gas fire with attractive surround. The living room seamlessly flows into an adjoining dining room and the spacious garden room conservatory, offering versatile living spaces for the whole family to enjoy.

Upstairs, four well-proportioned family bedrooms await, with three offering ample space for double beds and all neutrally decorated for a calming ambience. Integrated wardrobes and storage facilities provide added convenience, while the main family bathroom features a bath with overhead shower, WC and wash hand basin finished in a modern tiled design.

Outside, the private garden offers a serene retreat, predominantly laid to lawn and bordered by established trees, plants and shrubs. An ample patio terrace provides the perfect space for outdoor entertaining, completing the outdoor living space.

With a generous 1,434 square feet of living accommodation, gas central heating and double glazing throughout, this property offers both comfort and potential for the discerning buyer. Don't miss out – schedule your viewing today.





KEY FEATURES

SPACIOUS DETACHED
FAMILY HOME

FOUR BEDROOMS

CIRCA 1434 SQ FT

TWO RECEPTION ROOMS

GARDEN ROOM CONSERVATORY

WELL TENDED WRAP-AROUND
GARDENS

OFF ROAD PARKING FOR
MULTIPLE VEHICLES

ATTACHED GARAGE



