



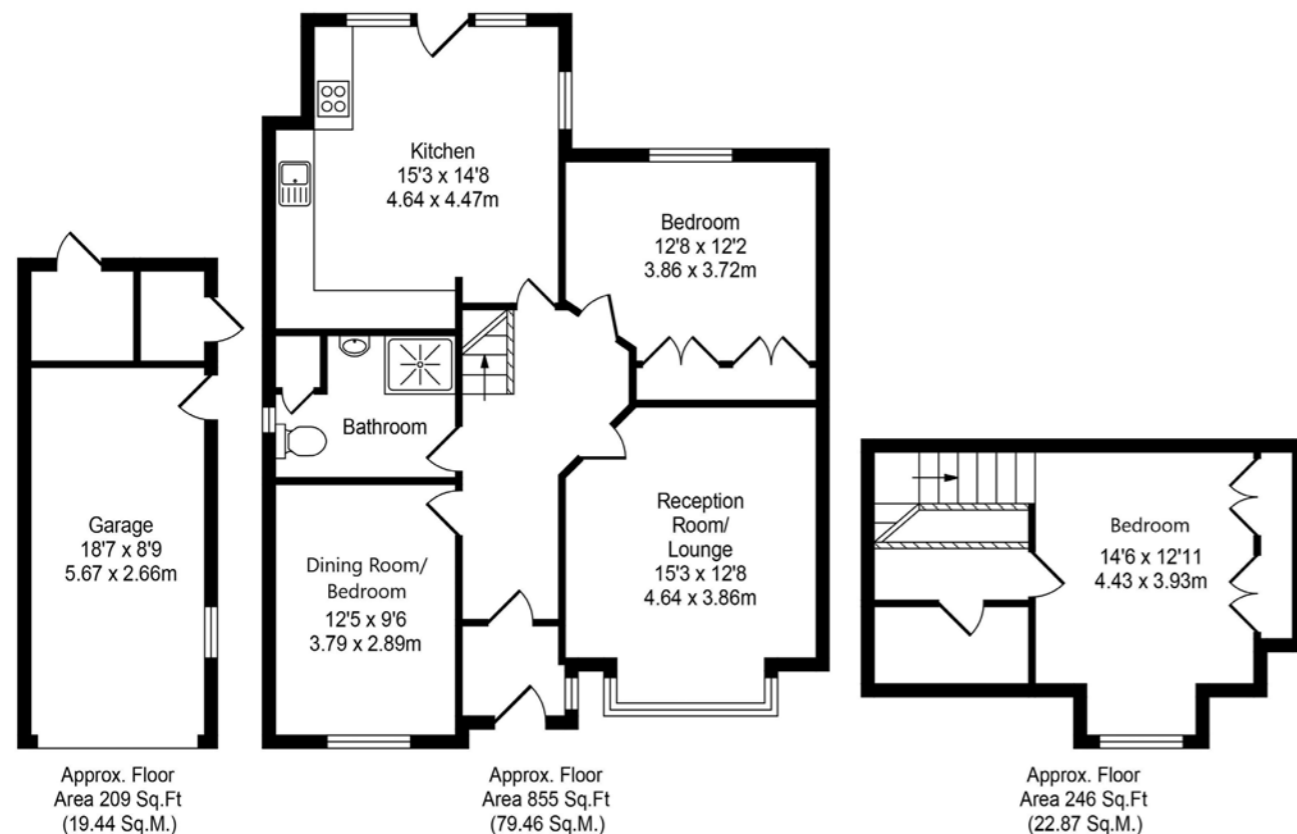
Ormskirk: 01695 570102
arnoldandphillips.com

Southport: 01704 778668
Chorley: 01257 241173
Parbold: 01257 442789

ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1311 Sq.ft. (121.77 Sq.M.)

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



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.
Tenure: 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.



THE LUXURY PROPERTY SPECIALISTS

The Serpentine, Aughton
Asking Price £269,950



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this spacious three-bedroom semi-detached dormer bungalow, nestled within a generous and sought-after plot along the prestigious Serpentine in Aughton, West Lancs. While cosmetic modernisation is required throughout, the inherent potential of this versatile property is undeniable.

Ideally positioned near local amenities, independent retailers and excellent transport links, including a nearby rail station, this residence presents an opportunity for discerning buyers to create their dream home.

Approached via a private driveway offering off-road parking for multiple vehicles, the main front entrance porch welcomes you inside. The ground floor features two spacious bedrooms, with one currently serving as a dining room. A bay-fronted main living room floods with natural light, providing a comfortable space for relaxation.

Centrally situated, a tiled family bathroom awaits, while the rear of the property boasts a large open-plan dining kitchen. Although in need of updating, this expansive area offers potential for a modern culinary haven with its array of units and integrated appliances.

Upstairs, a further bedroom awaits, adorned with an attractive bay window and integrated wardrobes and storage facilities. External amenities include a detached garage with additional storage space and a private turfed lawn bordered by established trees, plants, and shrubs. An ample patio terrace awaits outdoor gatherings or potential extensions.

Spanning a generous 1,311 square feet and benefiting from gas central heating, this property offers immense potential within its premium address. Internal inspection is highly recommended to fully appreciate the scope and possibilities that this residence affords.





KEY FEATURES

- Spacious Semi Detached Dormer Bungalow
- Three Double Bedrooms
- Circa 1311 Square Feet
- Lots of Potential
- Good Sized Kitchen
- Driveway Parking
- Detached Garage
- Sought After Location







