



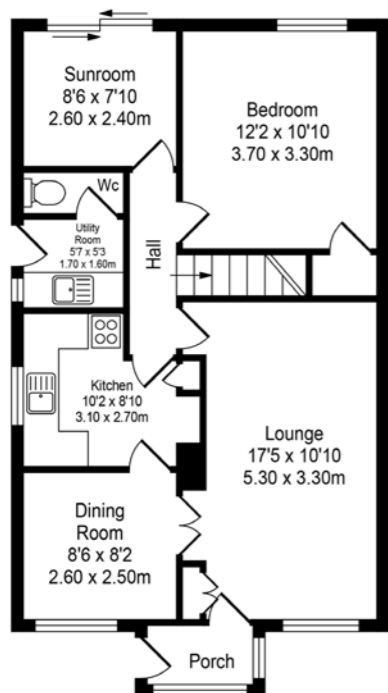
Ormskirk: 01695 570102  
arnoldandphillips.com

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

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 1200 Sq.ft. (111.48 Sq.M.)**

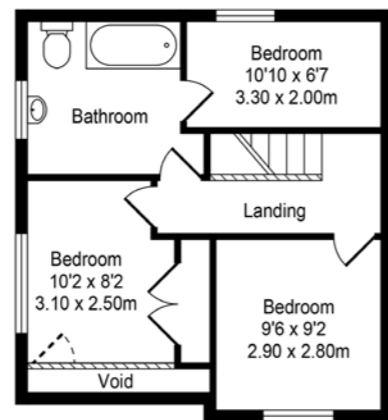
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 667 Sq.Ft (61.96 Sq.M.)



Approx. Floor Area 134 Sq.Ft (12.48 Sq.M.)



Approx. Floor Area 399 Sq.Ft (37.04 Sq.M.)



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](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.

**THE LUXURY PROPERTY SPECIALISTS**

**Westhaven Crescent, Aughton**  
**Asking Price £325,000**



Arnold & Phillips are pleased to present an enticing opportunity to acquire this four-bedroom detached dormer bungalow on the sought-after Westhaven Crescent in Aughton, West Lancs. Conveniently located near local amenities and reputable schools, this flexible property enjoys excellent transport and commuter links thanks in part to the nearby rail station.

Although requiring a full course of cosmetic modernisation, the property exudes an abundance of future potential. A spacious driveway offers off-road parking for multiple vehicles, leading to the main entrance porch.

The ground floor boasts three generous reception rooms, a central fitted kitchen and a large ground floor double bedroom. Upstairs, three additional bright and spacious bedrooms await, along with a traditional tiled family bathroom and an abundance of eave storage.

The private rear garden features a lush lawn bordered by trees, plants, and shrubs, with a spacious patio terrace ideal for entertaining or further extension, subject to obtaining the relevant planning consent.

With a generous 1,200 square feet of living space, gas central heating and double glazing throughout, this property offers immense potential.

Don't miss the opportunity to explore this versatile home – schedule an internal inspection today.





KEY FEATURES

- Attractive Dormer Bungalow
- Four Spacious Bedrooms
- Circa 1200 Square Feet
- Three Reception Rooms
- Gardens to Front and Rear
- Driveway Parking
- Garage
- Great Location





