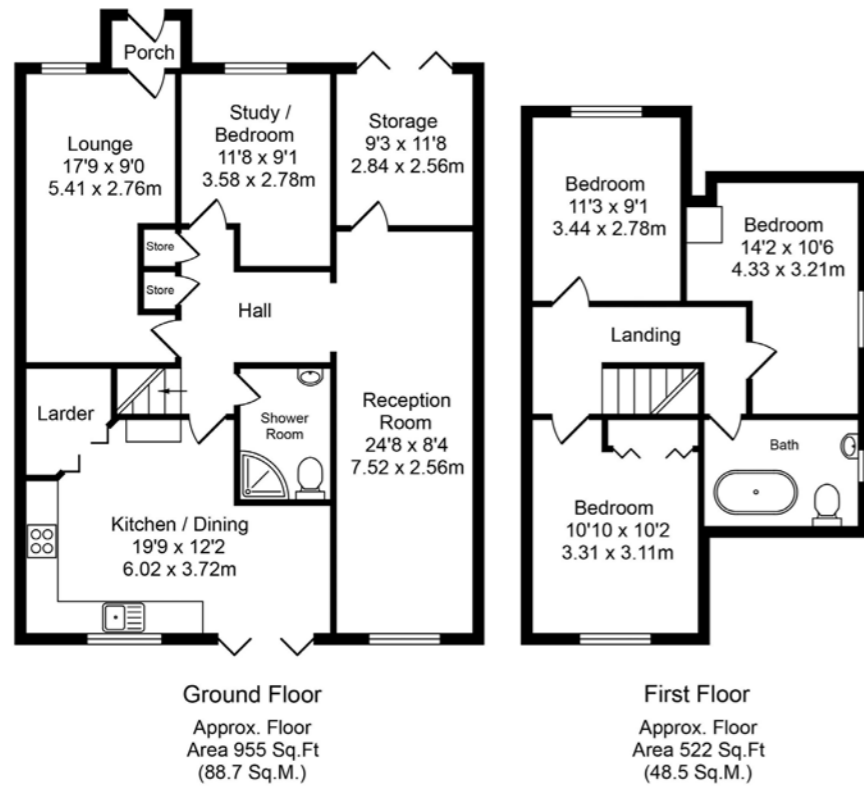




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1477 Sq.ft. (137.2 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: 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 exceptional opportunity to acquire this fully renovated three/four-bedroom family home, perfectly positioned along the sought-after Delph Park Avenue in Aughton, West Lancashire.

Located within close proximity to local amenities, renowned schools and superb transport links, including the nearby rail station, this property offers convenience and accessibility for families and commuters alike.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the main front entrance porch into a beautifully presented interior. The ground floor impresses with three large reception rooms, all decorated to a high standard and featuring newly installed fixtures and fittings. The rear of the property has been thoughtfully opened up to create an open-plan family dining kitchen, adorned in a contemporary shaker design. The kitchen boasts an array of wall, base and tower units, along with a hidden pantry and integrated appliances, complemented by stylish contrasting work surfaces and a breakfast bar. Natural light floods the ample dining area through modern French-style patio doors.

Upstairs, the first floor reveals three double bedrooms, all neutrally decorated and offering integrated wardrobes and storage facilities, along with pleasant views of the surrounding area and modern wall panelling. A beautiful and modern tiled family bathroom completes the internal accommodation, featuring a luxurious free-standing bath, WC and vanity wash hand basin.

Outside, the rear of the property is a tranquil haven, bordered by established trees, plants and shrubs, providing privacy and seclusion. An ample patio terrace offers the perfect space for outdoor entertaining and relaxation.

Spanning approximately 1,477 square feet and benefiting from gas central heating, double glazing and beautiful decor throughout, this property is ideal for both working professionals and families seeking contemporary living in a desirable location. Schedule your viewing today to fully appreciate the charm and elegance of this remarkable home.





KEY FEATURES
 FULLY RENOVATED FAMILY HOME
 CIRCA 1477 SQ FT
 THREE/FOUR BEDROOMS
 BEAUTIFULLY PRESENTED
 THROUGHOUT
 OPEN PLAN FAMILY DINING
 KITCHEN
 ATTRACTIVE REAR GARDEN
 OFF ROAD PARKING FOR
 MULTIPLE VEHICLES
 SOUGHT AFTER LOCATION







