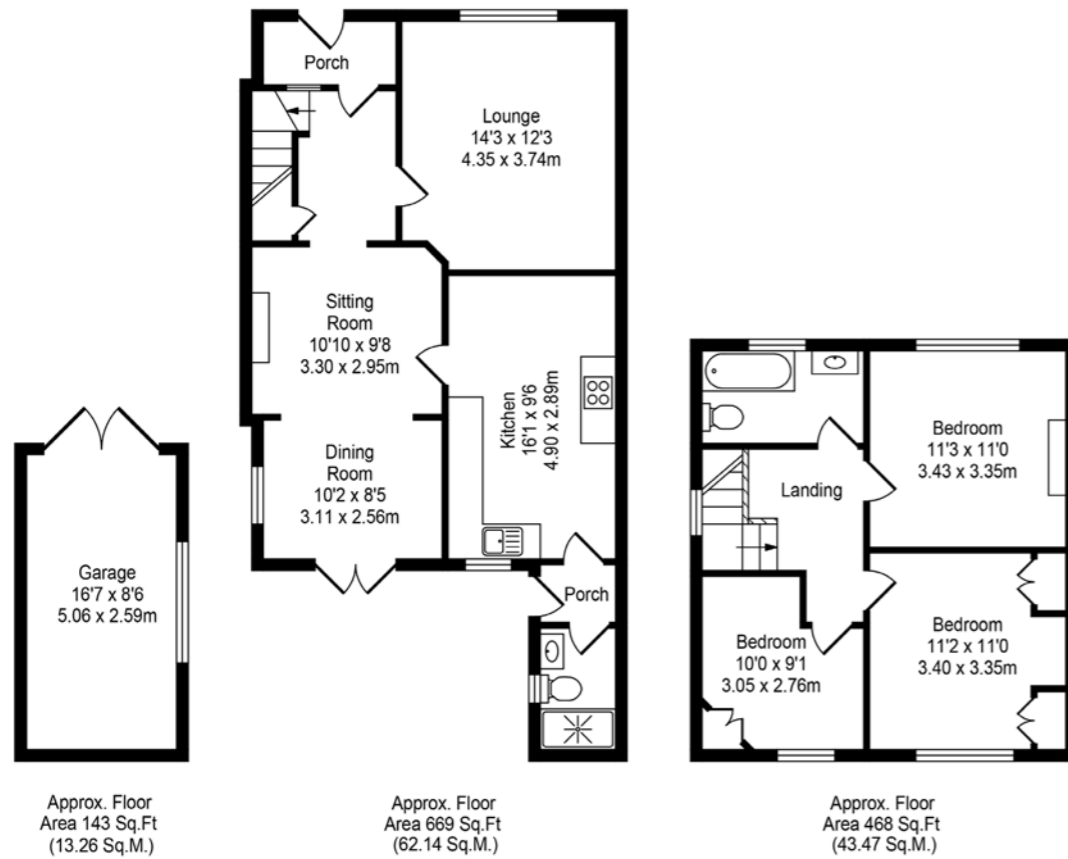




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1279 Sq.ft. (118.87 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: 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 traditional 3 bed semi-detached residence on Long Lane in Aughton offers a charming and picturesque setting with open aspects to both the front and rear. With a flexible floor plan and a rear extension, this property is perfect for everyday family living, covering an impressive 1279 square feet.

Upon entering the property, you are greeted by a porch and a reception hallway, creating a warm and welcoming atmosphere. The lounge boasts an attractive feature fireplace, while a delightful sitting room offers a cosy wood-burning stove and open access to a formal dining area, which leads out to the rear gardens through French doors.

The kitchen is well-equipped with an array of wall and base units, providing ample workspace and space for appliances. Additionally, the ground floor features a convenient three-piece shower room.

Upstairs, you will find three well-proportioned bedrooms, with one having built-in wardrobes. The family bathroom features a three-piece suite in classic white, including a vanity wash hand basin, a panelled bath with a shower over, and a low-level wc.

The property's beautiful gardens complete the picture, offering a peaceful outdoor space to relax and enjoy with neat lawned areas and planted borders. The rear is not directly overlooked and has a pleasant outlook over greenbelt land, there is also a patio area for outdoor dining and entertaining. There is a garden to the front along with ample driveway parking. Other benefits include gas central heating, double glazing and vacant possession.

Aughton offers a wonderful lifestyle for families. Known for its peaceful and family-friendly environment it is an ideal place to raise children. The area is home to excellent schools, providing quality education and a nurturing environment for young learners, the community takes pride in its strong sense of togetherness and support for families. The area is also conveniently connected to nearby towns and cities, making commuting and access to amenities hassle-free. With efficient public transportation options by road and rail.





KEY FEATURES

- Charming Semi-Detached Home
- Three Bedrooms
- Circa 1279 Square Feet
- Delightful Reception Rooms
- Fitted Kitchen
- Beautiful Rear Garden
- Open Aspects to the Front and Rear
- Driveway Parking
- Great Location



