

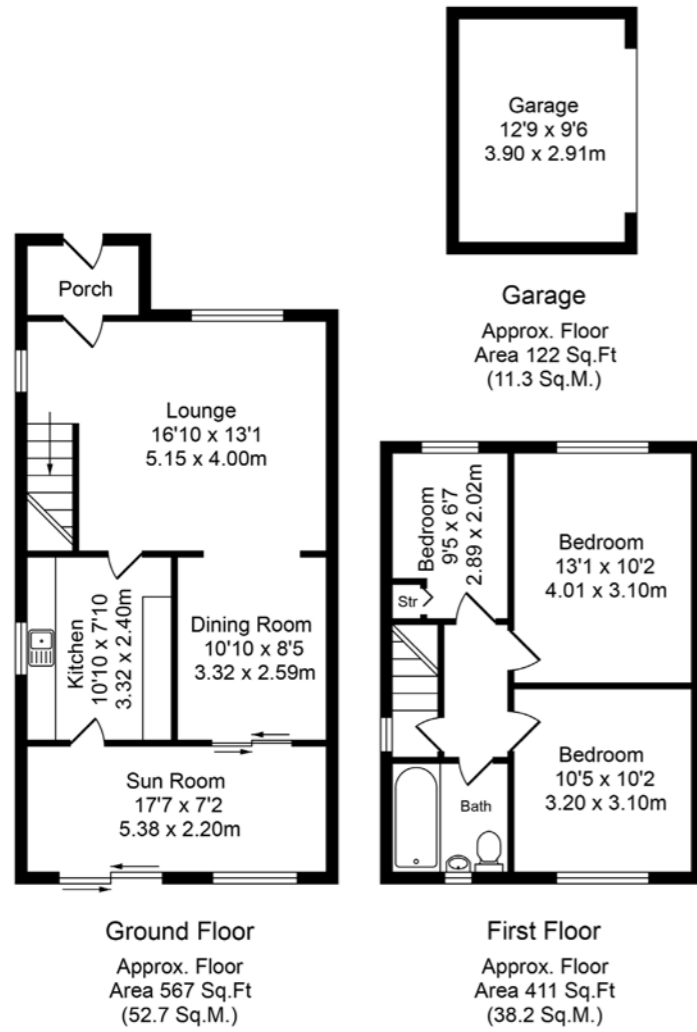


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1100 Sq.ft. (102.2 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: C

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.



Arnold & Phillips are pleased to introduce this spacious three-bedroom semi-detached property on Standhouse Lane in Aughton, West Lincs.

A promising opportunity awaits for those seeking a well-located home with abundant potential. Situated near local amenities, excellent transport links, and reputable schools, this property caters to both professionals and families alike.

Awaiting a course of modernisation, the property presents a blank canvas for customisation. As you approach via a private driveway, well-tended gardens greet you at both the front and rear, offering space for outdoor enjoyment.

Step inside the front entrance porch to discover three bright reception rooms on the ground floor, along with a central kitchen ripe for renovation. With the option to merge the kitchen and adjoining dining room, envision creating a modern open-plan family living space tailored to your lifestyle. Upstairs, three well-proportioned family bedrooms await, along with a traditional family bathroom featuring a bath with overhead shower, WC, and washbasin.

Outside, a detached garage provides additional storage space, while a large private garden, centrally laid to lawn, offers potential for landscaping and outdoor activities. Bordered by established trees, plants, and shrubs, the garden provides a serene backdrop for relaxation.

With approximately 1,100 square feet of living space, gas central heating, and double glazing throughout, this property offers comfort and convenience. Don't miss the opportunity to transform this property into your dream home – seize the chance to make your mark and create a space tailored to your tastes and needs.





KEY FEATURES

- Spacious Semi-Detached Home
- Three Bedrooms
- Circa 1100 Square Feet
- Three Reception Rooms
- Large Private Garden
- Detached Garage
- Ideally Located





THE LUXURY PROPERTY SPECIALISTS

Standhouse Lane, Aughton

A&P