

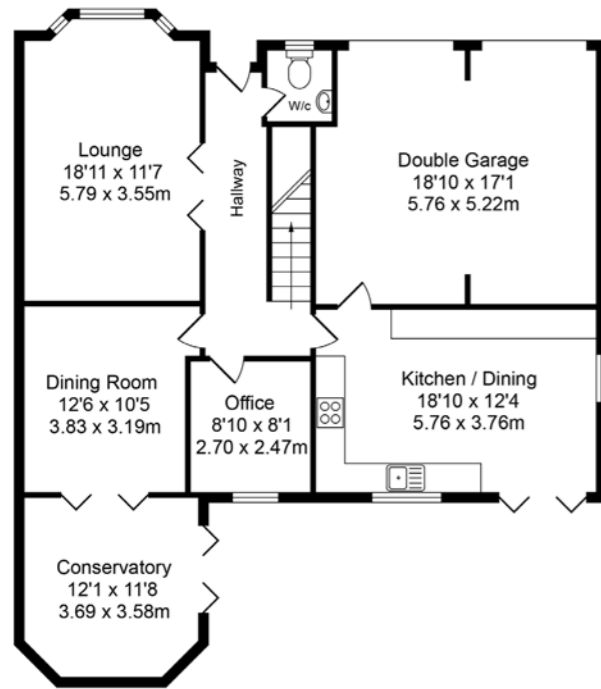


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

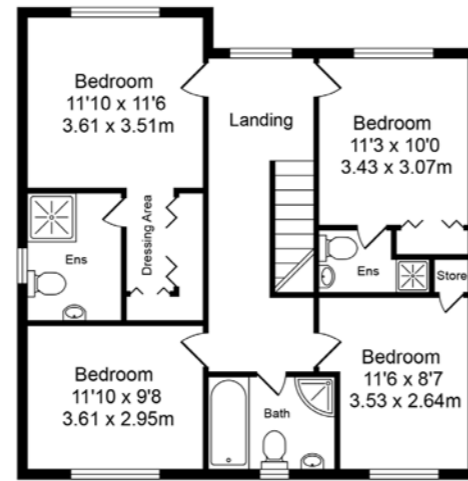
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2153 Sq.ft. (200.0 Sq.M.)

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



Ground Floor
 Approx. Floor Area 1298 Sq.Ft (120.6 Sq.M.)



First Floor
 Approx. Floor Area 855 Sq.Ft (79.4 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: G

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 delighted to bring to market an opportunity to acquire this beautifully presented four-bedroom detached property, nestled along the coveted Beaufort Close in Aughton, West Lancs.

This immaculate property offers an ideal living space for families and working professionals. Conveniently situated near the local rail station, amenities and reputable schools, the location is perfect for a balanced lifestyle and would be perfect for working professionals and families alike.

Approached via a private driveway, the property boasts well-tended gardens at both the front and rear, enhancing its curb appeal. A large integrated double garage provides ample storage, alongside a conveniently located ground floor WC. The main living room is flooded with natural light from a large picture bay window, with this generously proportioned space centred around an inset modern feature fireplace. The dining room flows seamlessly into a bright, modern garden room conservatory, perfect for family gatherings, with a centrally located office offering a quiet space for work or study.

The ground floor accommodation is completed with a beautifully installed open-plan family dining kitchen, featuring a range of wall, base and tower units, premium work-surfaces, integrated appliances and a spacious dining area illuminated by French-style patio doors.

The first floor enjoys four well-proportioned family bedrooms, each of which is double in size, benefiting from a selection of integrated wardrobes and storage provided with two of the bedrooms also providing en-suite facilities. The main family bedroom impresses from all angles. This luxurious space includes a walk-in dressing area and a lavish en-suite bathroom which is fully tiled and beautifully appointed. The internal accommodation is completed with the main family bathroom, which boasts a contemporary tiled design encompassing a bath, separate shower, WC and vanity wash hand basin. Both en-suites and the main bathroom benefit from Villeroy & Boch wash hand basins and wc's.

Externally the rear garden is a serene retreat, not directly overlooked and featuring a large patio terrace perfect for entertaining. A centrally turfed lawn is bordered by established trees, plants, and shrubs. All of this combines to provide a seamless transition from inside to outside living spaces and has been lovingly cared for by the current owners. Extending to a generous 2,153 square feet, this compelling property further benefits from gas central heating, Vaillant Combi boiler and double glazing throughout.

With its superb contemporary interior decor and spacious layout, internal inspection is highly advised to truly appreciate this exceptional property and all it has to offer.



