

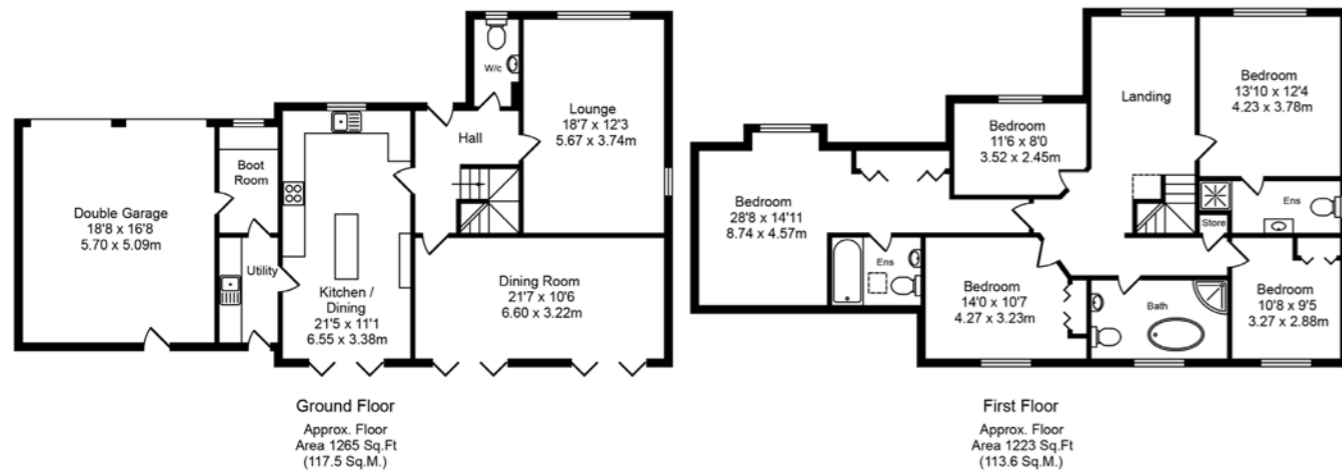


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 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2488 Sq.ft. (231.1 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: 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 and Phillips are delighted to offer for sale this large 5 bedroom detached residence, located in the prestigious area of Aughton. This elegant and tastefully decorated detached home offers luxurious living spaces, showcasing impeccable attention to detail and an interior that exudes sophistication. With its well-maintained and pristine condition, this residence is ready to welcome a family seeking a comfortable and refined lifestyle.

Upon entering the property, the reception hallway, leads to two light-filled reception rooms, bathed in natural light streaming through the windows. These rooms are adorned with tasteful furnishings and stylish accents, creating an inviting ambiance that is perfect for hosting gatherings or simply unwinding in a serene atmosphere.

The heart of the home is the family dining kitchen and living area, where style and functionality seamlessly converge. The gorgeous bespoke fitted kitchen features luxurious granite tops, a breakfast bar, a centre island, and top-quality appliances that effortlessly combine beauty and practicality. The French doors from the kitchen open up to the meticulously landscaped garden, blurring the boundaries between indoor and outdoor living. Additionally, the practical utility room, boot room, and downstairs two-piece cloaks/wc provide added convenience for the whole family.

This property boasts five beautiful bedrooms, each meticulously designed to offer a tranquil retreat for every family member. The large landing area adds an extra touch of grandeur to the upper level of the home, creating a sense of space and elegance. Two of the bedrooms feature immaculate en-suite bathrooms, with luxurious fixtures and finishes for relaxation and indulgence. The four-piece family bathroom is equally impressive, featuring a stand-alone bath and pristine tiling, providing a haven of tranquillity for those seeking rejuvenation.

One of the standout features of Hill Rise View is its larger than average plot, offering beautifully manicured rear garden with sunny southerly aspects. The block-paved patio area is perfect for al fresco dining and entertaining, providing a charming setting for creating lasting memories with family and friends. The well-maintained garden offers a serene and private oasis, where children can play and adults can unwind amidst the lush greenery and colorful blooms.

To the front of the property, the block-paved driveway provides ample parking space, ensuring convenience for residents and their guests. The double garage offers secure parking and additional storage space, accommodating the needs of a busy family.

This exceptional property will undoubtedly appeal to families with its spacious and thoughtfully designed interior, beautiful gardens, and high-quality finishes throughout, this home offers a haven of comfort and style. Don't miss the opportunity to experience the epitome of refined living at Hill Rise View, where every detail has been carefully curated to create a truly exceptional home.







