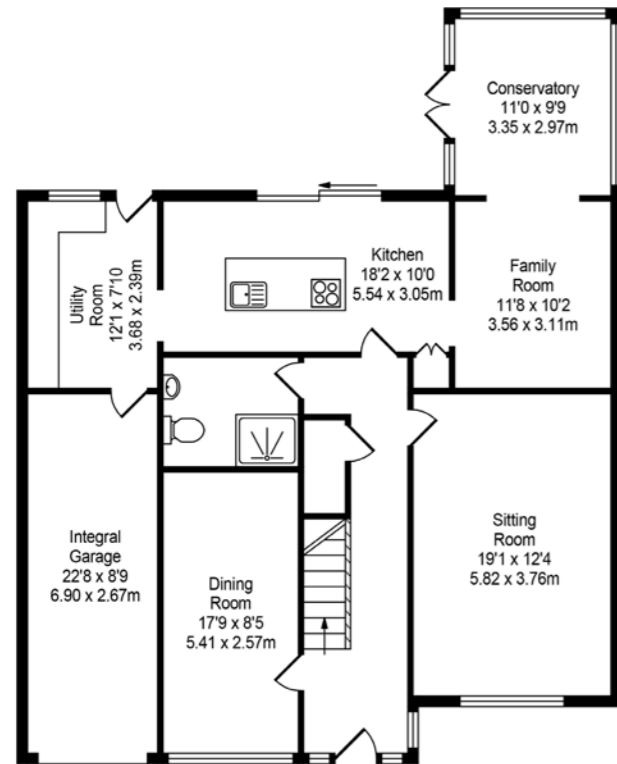




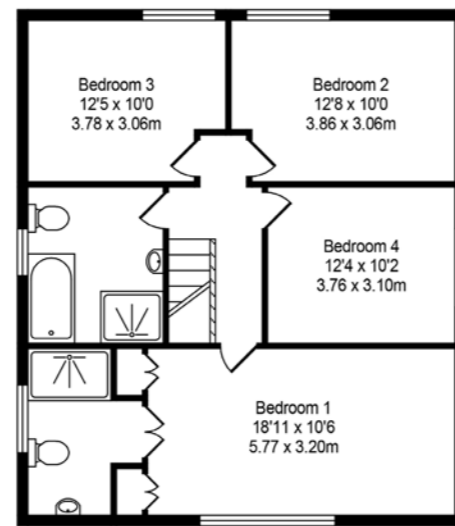
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 2156 Sq.ft. (200.3 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 878 Sq.Ft (81.57 Sq.M.)



First Floor
 Approx. Floor Area 878 Sq.Ft (81.57 Sq.M.)



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

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 this beautifully appointed four-bedroom detached family home, attractively positioned along the highly sought-after Sefton Gardens in Aughton, West Lancs. This spacious family home falls within the catchment area of highly regarded local primary and secondary schools and benefits from superb transport and commuter links, with the local rail station close at hand.

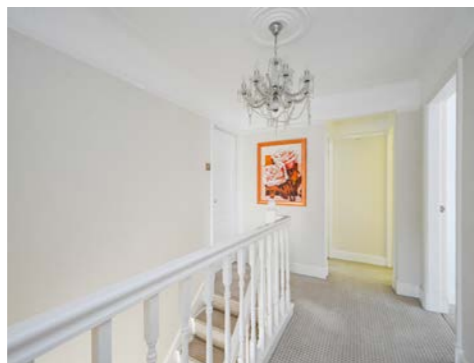
The property offers off-road parking for multiple vehicles and a well-manicured front lawn. Access is granted via a modern front entrance into a spacious hallway. To the right, the property features a large main living room, finished to exacting standards and centred around an exquisite central feature fireplace in neutral hues. On the left, there is a large formal dining room, beautifully lit and well designed.

The rear of the property boasts a significant and fully fitted dining kitchen, featuring a comprehensive array of wall and base units, fully integrated NEFF appliances, underfloor heating, premium marble work-surfaces, and stunning floor-to-ceiling picture windows that flood the kitchen with natural light. A large multifunctional utility room and an integrated double garage adjoin this space. The ground floor is completed by a handy shower room/WC and a large orangery extension that enjoys a pleasant outlook over the surrounding area.

The first-floor hosts four well-proportioned family bedrooms, all generously sized, with a substantial selection of integrated wardrobes and storage solutions. The master bedroom features fitted wardrobes and a hidden spacious en-suite, finished in a stylish tiled design. The main family bathroom is fully tiled and includes a walk-in shower, WC, vanity wash hand basin, and premium fixtures and fittings.

Externally, the rear of the property is not directly overlooked and features a good-sized garden predominantly laid to lawn with multiple patio areas, perfect for al-fresco dining and entertaining. Extending to around 2,300 square feet of prime living accommodation and benefiting from a recently rendered exterior finished to the highest quality, gas central heating, and double glazing throughout, this magnificent family home resides within one of Aughton's best family addresses. Early viewing is a must to avoid disappointment.





KEY FEATURES

- Beautiful Detached Family Home
- Four Bedrooms
- Circa 2156 Square Feet
- Premium Fitted Dining Kitchen
- Good-Sized Rear Garden
- Integrated Double Garage
- Driveway Parking
- Highly Sought-After Location



