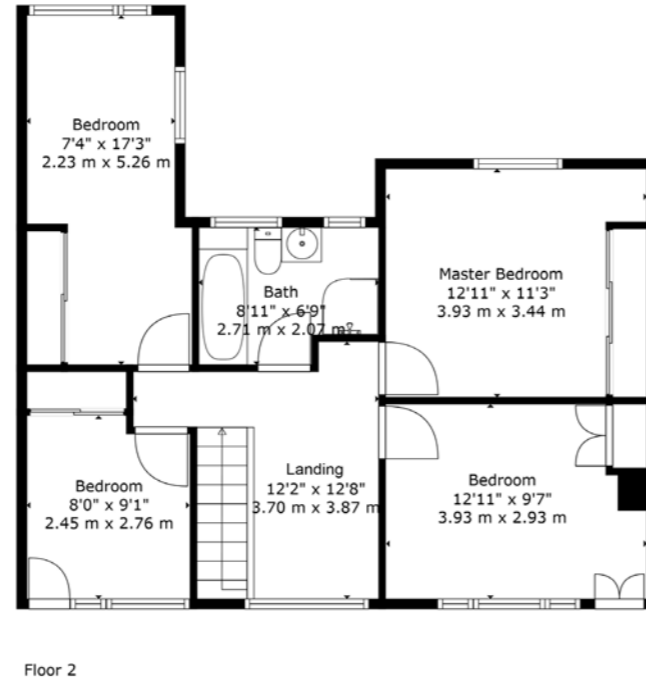
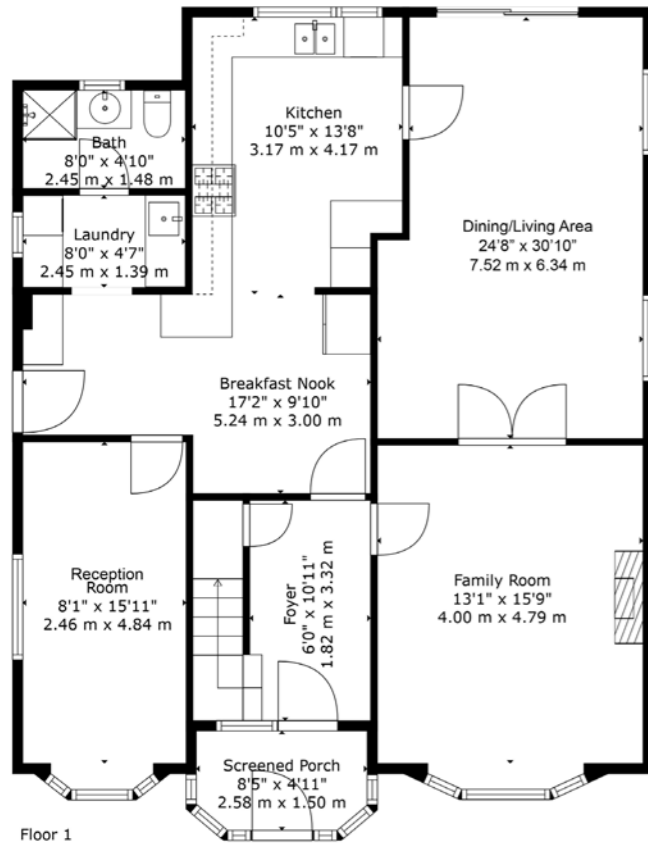




Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

Parbold: 01257 442789  
 Chorley: 01257 241173



**TOTAL: 1750 sq. ft, 162 m2**  
 FLOOR 1: 1079 sq. ft, 100 m2, FLOOR 2: 671 sq. ft, 62 m2  
 EXCLUDED AREAS: SCREENED PORCH: 40 sq. ft, 4 m2, BAY WINDOW: 16 sq. ft, 2 m2, LOW CEILING: 5 sq. ft, 0 m2  
 Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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

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](http://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 lovely four bedroom detached residence nestled in a quiet and private cul-de-sac in the heart of Aughton with open fields to the rear.

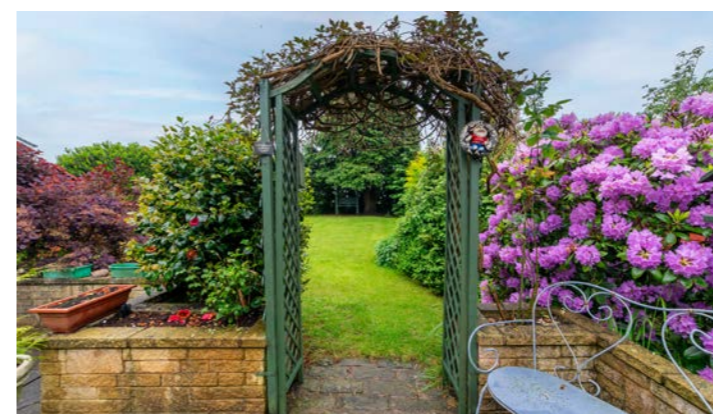
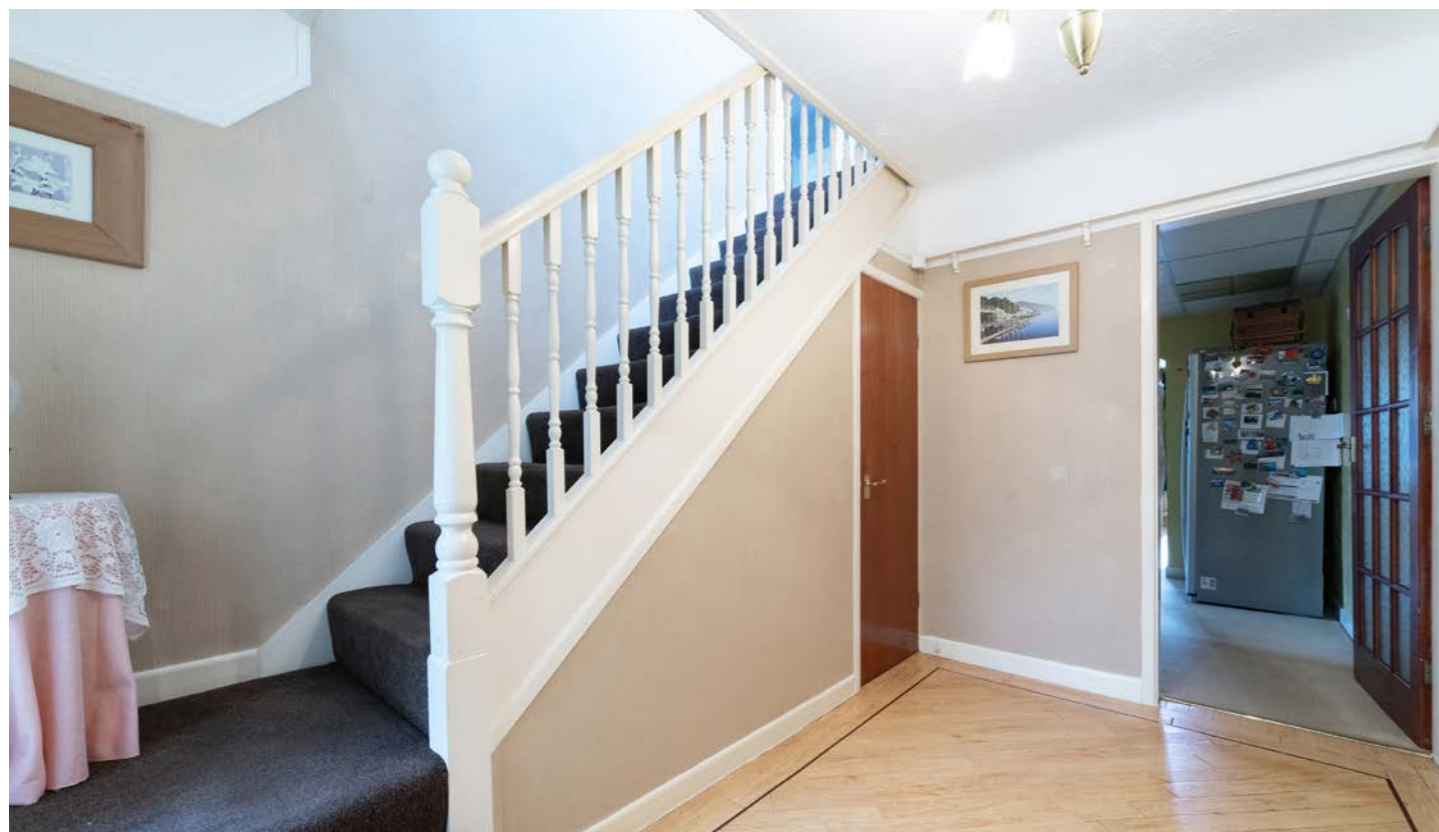
Thoughtfully extended over the years, the home offers an impressive 1750 square feet of living space, providing an abundance of room for the entire family. Upon entering, you are greeted by an inviting entrance porch leading to a welcoming hallway. The ground floor features a cosy lounge with feature fireplace, a versatile sitting room or study, and a generously sized family living room/dining room, with patio doors out into the gardens, perfect for entertaining guests! The well laid out breakfast kitchen offers an array of storage with ample workspace and is complemented by a convenient utility room, while a handy downstairs shower room adds further practicality.

Ascending to the first floor, you will find four bedrooms, three double and one single, each boasting built-in wardrobes for ample storage. The bathroom is equipped with a four-piece suite in classic white, including a low-level WC, vanity basin, a panelled bath, and a corner shower unit.

Externally, the property showcases a delightful rear garden of substantial size and enjoys sunny Southerly aspects with well-maintained lawns and a spacious patio area for outdoor dining and entertaining guests. Enhancing the outdoor experience, a gazebo and two timber garden sheds offers additional versatility and storage options. The front garden has been thoughtfully paved for low maintenance and provides ample parking space, extending to the side elevation and leading to a detached single garage at the rear.

Aughton is a charming and much sought-after location that boasts a strong sense of community, it has a range of local amenities and services catering to residents' needs and families will appreciate the excellent schooling options available with highly regarded primary and secondary schools nearby. The area also benefits from excellent transport links, with easy access to major road and rail networks, making commuting to nearby towns and cities convenient.

This delightful home offers everything a family could need and early internal inspection is highly recommended to avoid disappointment.







**KEY FEATURES**

- Detached Home
- Four Bedrooms
- Circa 1750 Square Feet
- Generous Family Living Room/  
Dining Room
- Fitted Breakfast Kitchen
- Delightful Rear Garden
- Ample Off-Road Parking
- Detached Single Garage
- Sought-After Location





