

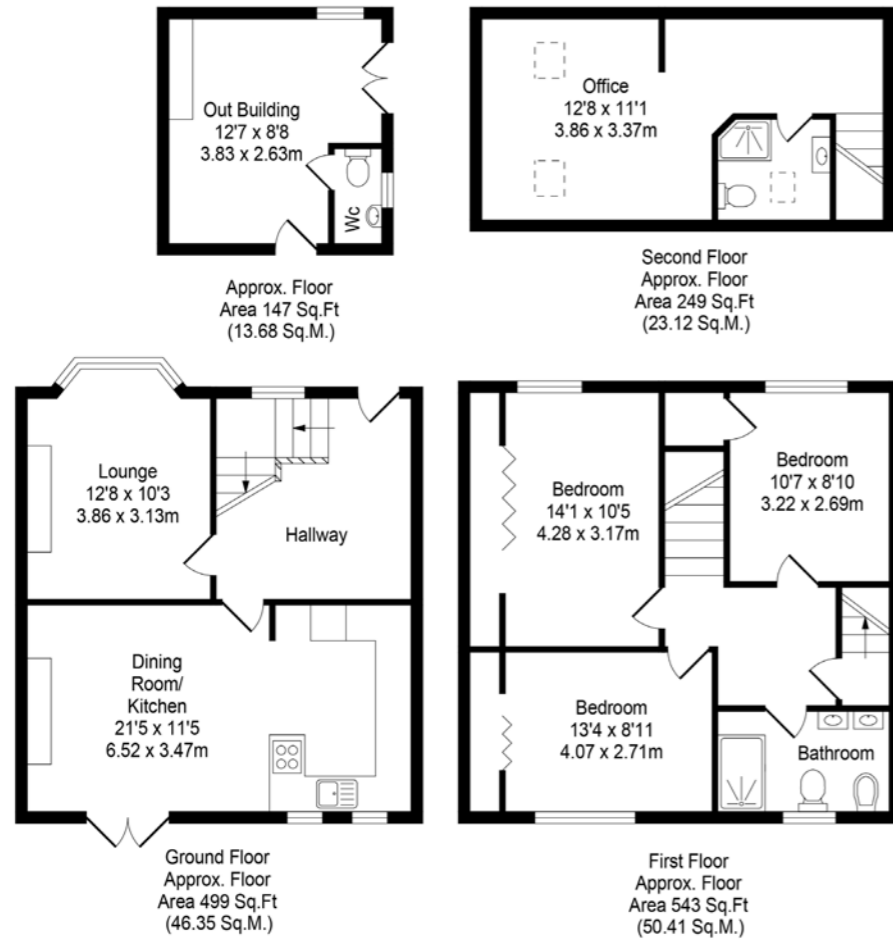


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1438 Sq.ft. (133.56 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: B

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 bring to market an exciting opportunity to acquire this beautifully presented and fully renovated three-bedroom mid-terraced property, attractively situated along the popular Whalley Drive in Aughton, West Lancs.

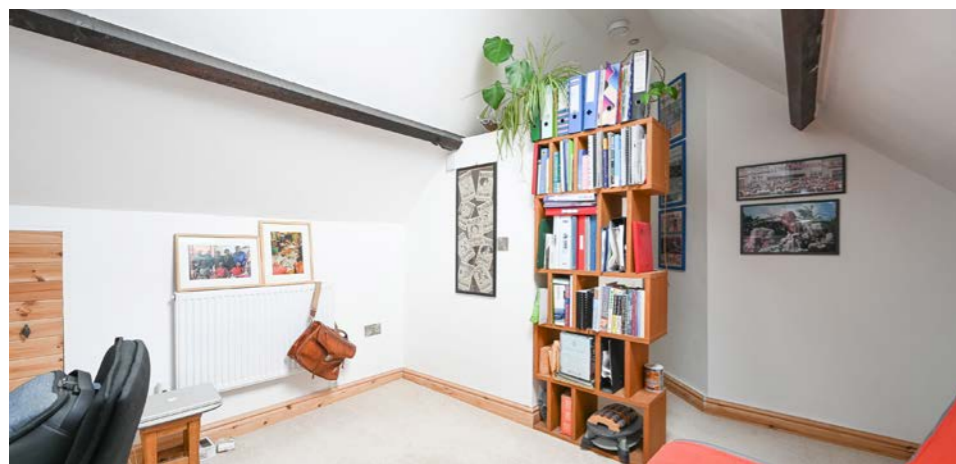
Ideally positioned, this vibrant property is close to a host of local amenities and enjoys excellent transport links thanks to the nearby rail station. With several reputable schools nearby, this property is ideal for working professionals, families, and those looking for a luxury downsize.

Off-road parking is provided and includes an EV charging point. The property has undergone a full course of modernisation, with the ground floor featuring a spacious bay-fronted main living room centred around a modern feature fireplace. The large entrance hallway flows into the rear open-plan family dining kitchen, which boasts a stunning contemporary design with an array of wall, base, and tower units, integrated appliances, and contrasting premium work surfaces and breakfast bar. This space opens into an ample dining area flooded with natural light via modern patio doors.

The first floor offers three well-proportioned family bedrooms, all neutrally decorated, with the larger two featuring premium fitted wardrobes and storage facilities. A new family bathroom serves the property, providing a walk-in shower, WC, and his and hers vanity wash hand basins, finished in striking marble tiles. The loft has been converted into additional living space, currently used as a guest room/office, complete with a modern en-suite bathroom.

Externally, a large outbuilding, presently utilised as a utility area, can be repurposed as a home office, gym, or summerhouse. The rear gardens are private and well-established, featuring an assortment of thoughtfully curated plants, fruit trees, and a centrally turfed lawn. An ample patio terrace offers an ideal space for outdoor gatherings. Extending to a generous 1,438 square feet, this property has been renovated with economy and function in mind, enjoying triple glazing, low running costs, and connections for battery storage and a heat pump. Internal inspection is highly advised to fully appreciate the beautiful finishes on display within.





KEY FEATURES

- Beautifully Presented Mid-Terrace Home
- Three Bedrooms
- Circa 1438 Square Feet
- Open Plan Family Dining Kitchen
- Private Well-Established Rear Garden
- Large Outbuilding
- Off-Road Parking
- EV Charging Point







