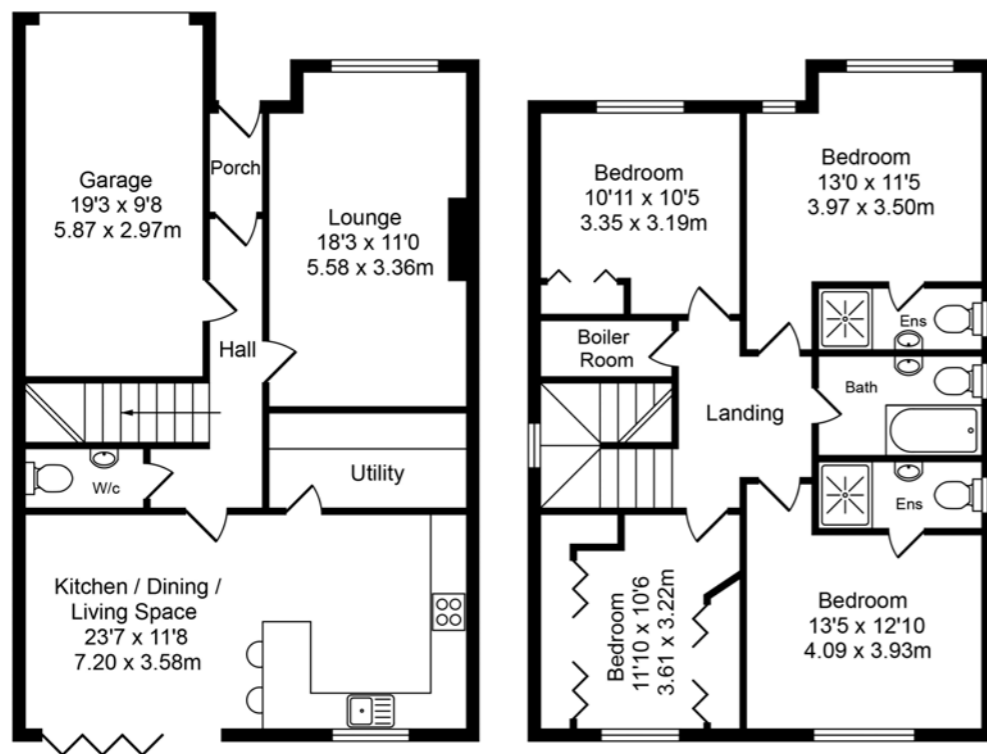




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1713 Sq.ft. (159.2 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 880 Sq.Ft (81.8 Sq.M.)

First Floor
 Approx. Floor Area 833 Sq.Ft (77.4 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.



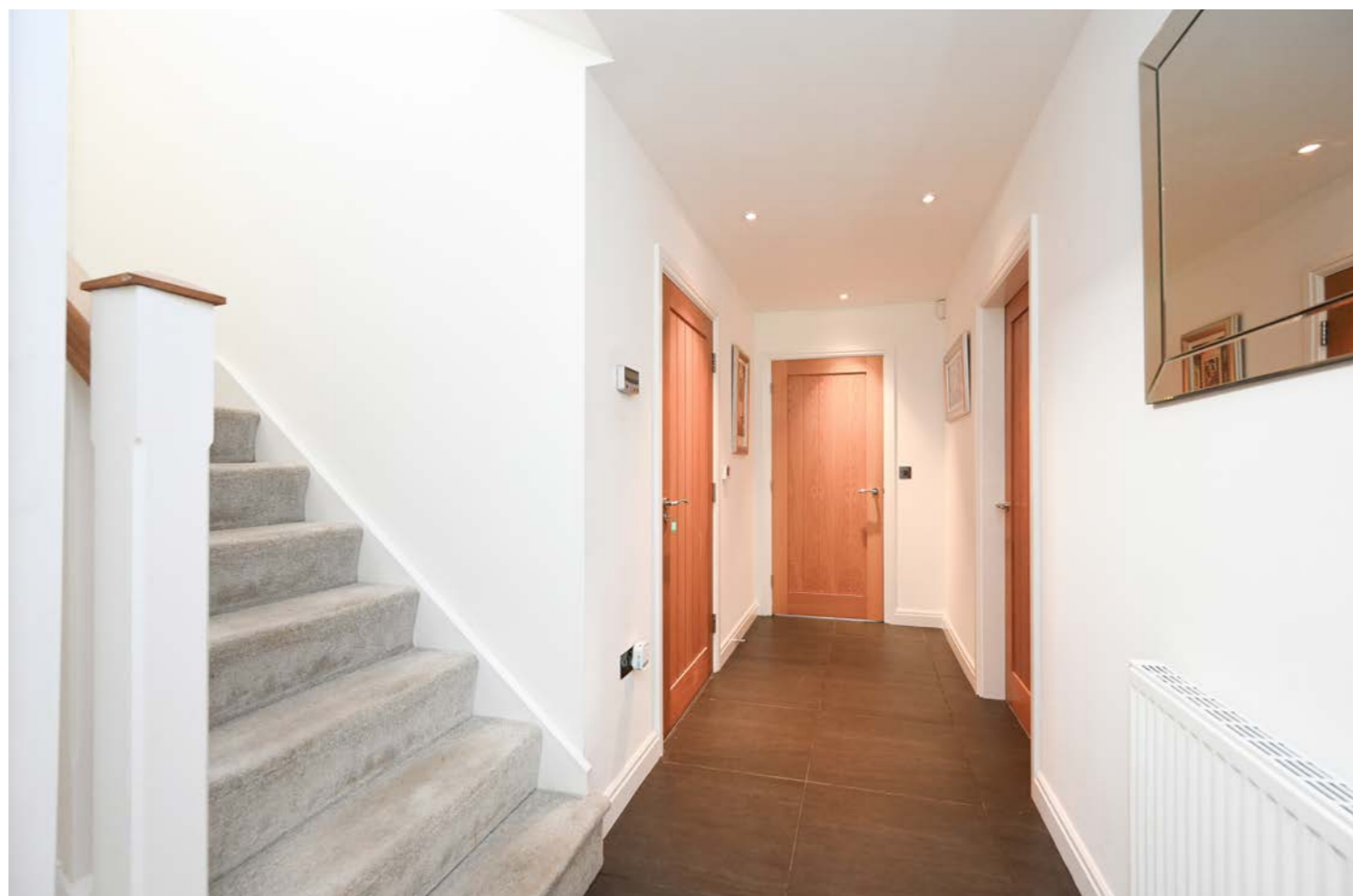
Arnold & Phillips are pleased to bring to market this beautifully presented four-bedroom detached executive home, nestled within the gated Mount Carmel Gardens in Aughton, West Lancs.

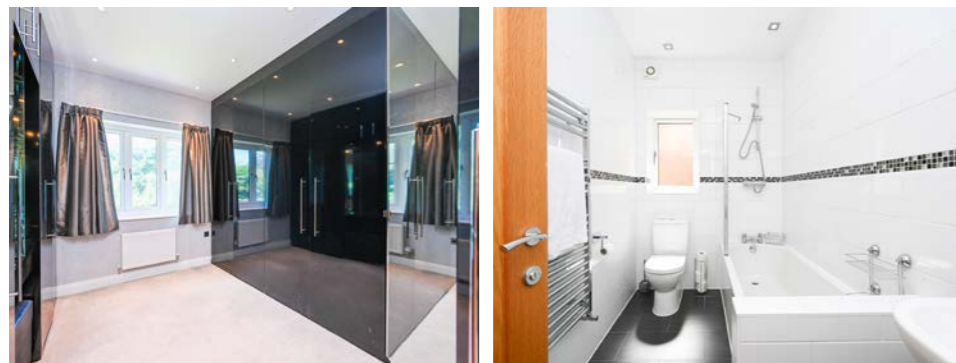
Ideally positioned, this vibrant property resides within close proximity to a host of local amenities and benefits from superb transport and commuter links, with Aughton Park rail station just a short stroll away.

Accessed via a secure electric gate, this popular contemporary development boasts a collection of modern detached family homes. With off-road parking and an integrated garage, the front of the property features a large, attractively decorated main living room centred around a contemporary feature fireplace. Centrally located is a handy WC and utility room, while the rear of the property boasts a stunning open-plan family dining kitchen. This impressive space provides an array of wall, base, and tower units finished in a modern high-gloss design, high-end integrated appliances, and premium contrasting work surfaces and breakfast bar. An ample dining and living area is illuminated via premium bi-folding doors that overlook the rear garden.

The first floor offers four well-proportioned double bedrooms, all with a modern neutral decor. Bedrooms one and two enjoy lavish tiled en-suite bathroom facilities, while the fourth bedroom has been converted into a walk-in wardrobe with premium fitted wardrobes, which could easily be repurposed throughout the other bedrooms if required. The first floor is completed with a modern tiled family bathroom, featuring a bath with overhead shower, WC, and wash hand basin.

Externally, the rear garden is not directly overlooked and has been professionally landscaped, featuring a central lawn bordered by timber fencing and a premium patio terrace, ideal for outdoor gatherings. Offered on a fully furnished basis if required, this modern property also enjoys a Control4 system, double glazing and gas central heating throughout. Extending to a spacious 1,713 square feet of living accommodation, internal inspection is highly advised to fully appreciate all that is on offer.





KEY FEATURES

Executive Detached Home

Four Bedrooms

Circa 1713 Square Feet

Stunning Open Plan Dining
Kitchen

Professionally Landscaped
Rear Garden

Driveway Parking

Integrated Garage

Secure Electric Gate





