

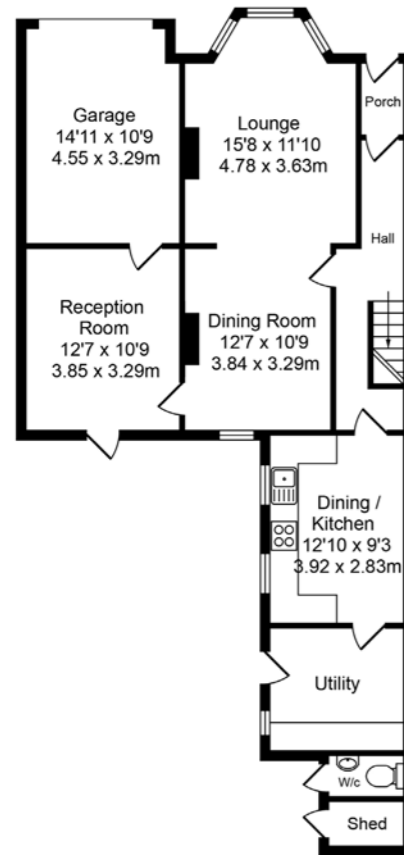


Ormskirk: 01695 570102
 Southport: 01704 778668
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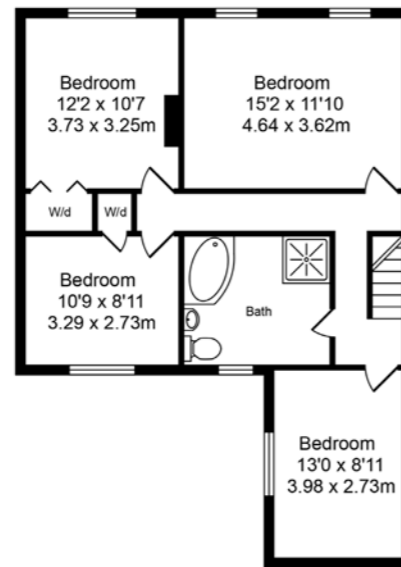
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1707 Sq.ft. (158.6 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 954 Sq.Ft (88.6 Sq.M.)

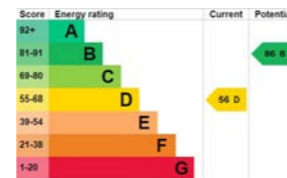


First Floor
 Approx. Floor Area 753 Sq.Ft (70.0 Sq.M.)



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

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.



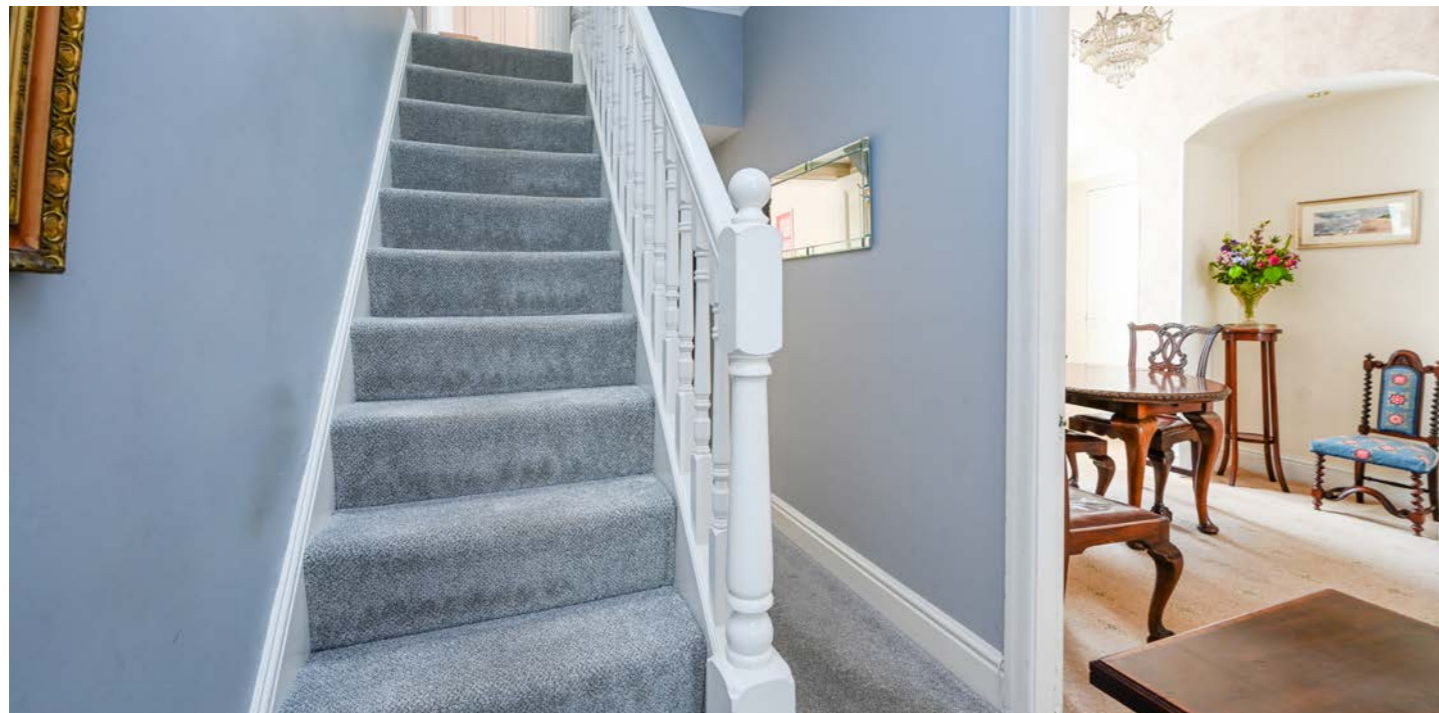
Set in a highly desirable location in a pleasant position with open aspects to the rear is this traditional, four-bedroom semi-detached home. The property rests on a large plot and provides a wealth of family living space with a host of original features and its fabulous light filled rooms and high ceilings enhance its sense of space and grandeur throughout.

Internal inspection is highly recommended and will reveal tastefully decorated rooms and high-quality fixtures and fittings throughout its 1707 square feet of living space. Upon entering, you will immediately notice the meticulous presentation of the home, reflecting the care and attention given to its upkeep. The ground floor comprises three spacious reception rooms, each providing versatile spaces for relaxation or entertaining. Whether you choose to unwind in the cosy sitting room, host formal gatherings in the elegant lounge & dining room or enjoy more casual family time in the bright and airy family dining kitchen, there is a perfect setting for every occasion. The kitchen itself features ample storage, with a range of wall and base units and plenty of workspace along with an integrated oven and hob and further space for appliances. The adjoining utility room offers additional convenience, making household chores a breeze.

Ascending the staircase to the first floor, you will find four well-appointed bedrooms, three of which benefit from quality fitted bedroom furniture. The bedrooms all offer plenty of natural light and provide a peaceful haven for rest and relaxation. Completing the first floor is a four-piece family bathroom, offering a tranquil retreat with a pedestal wash hand basin, corner bath and a shower unit, complementary tiling completes the look.

Externally, the property offers plenty of curb appeal, with a well-maintained lawned area and ample parking on the block paved driveway which gives access to the single garage. To the rear, a private, walled garden presents a serene outdoor oasis, perfect for alfresco dining, gardening, or simply soaking up the sun. The garden is not directly overlooked and offers well-kept lawns and neat planted beds with an abundance of flora.

In summary, this traditional four-bedroom semi-detached home effortlessly combines period charm with modern comforts. Its spacious and well-presented living areas, original features, and desirable location make it the ideal choice for those seeking a characterful family home. Other benefits include gas central heating and double glazing.





KEY FEATURES

- Semi-Detached Home
- Four Bedrooms
- Circa 1707 Square Feet
- Family Dining Kitchen
- Large Plot
- Private Well-Kept Rear Garden
- Ample Driveway Parking









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