

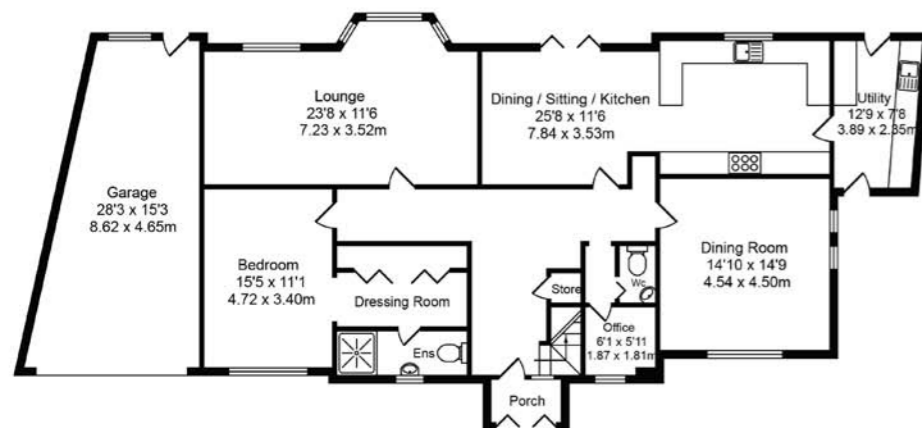


Ormskirk: 01695 570102
Southport: 01704 778668

Chorley: 01257 241173
arnoldandphillips.com

Total Approx. Floor Area 2588 Sq.ft. (240.4 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 1986 Sq.Ft (184.5 Sq.M.)

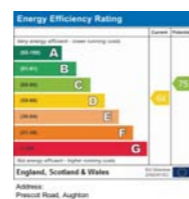


Upper Floor
Approx. Floor Area 602 Sq.Ft (55.9 Sq.M.)



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 this Sales Brochure but it is 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. This Sales Brochure does 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.



Family homes in this highly desirable location are so often in strong demand due to their limited supply, and never more so than when in good order. Therefore, we would anticipate this fine detached example to be extremely popular indeed, the high standard of both its interior and exterior living spaces sure to appeal to any discerning acquirers looking for a low maintenance home into which they simply need to move in their furniture, sit back and relax in their new surroundings. The home rests on a delightful plot which covers approximately a fifth of an acre and we are sure that this opportunity will appeal to a broad range of potential buyers however its practical floor plan will no doubt appeal to those looking for a home in which to raise a family with living space extending to an impressive 2588 square feet.

Internal inspection is highly recommended and will reveal light-filled living spaces which are complimented by tasteful décor throughout. Brief highlights include a welcoming reception hallway, a handy downstairs cloaks/wc, a relaxing lounge with attractive feature fireplace and two large windows affording pleasant aspects over the rear gardens. The adjacent dining room/bedroom is of a good size and benefits from dual aspects that allow plenty of natural light. The open plan family dining kitchen affords a range fitted wall and base units with ample workspace, an integrated dishwasher, electric hob, glass display unit, a breakfast bar, space for a range oven, there is tiling to the floor and in the sitting area beautiful parquet flooring and French doors leading out into the gardens. The formal living areas are rounded off with a study and a practical utility room.

The home's private space includes three further double bedrooms with the master having fitted bedrooms furniture a dressing area and three-piece en-suite shower room in white with low level wc, pedestal wash hand basin and a shower cubicle - complementary tiling completes the look. The family bathroom provides a low-level WC, vanity wash hand basin, a 'P' shaped bath with shower over and tiling to the walls and floor.

The property resides on a lovely plot with mature well-kept gardens to the front and rear. To the front there is access via an in and out driveway with ample parking, well-kept lawns and access to a 28ft garage. The rear garden is equally as pleasant with planted borders, neat lawns, a timber garden shed, power points, water supply, pedestrian access to the garage and a lovely big patio area which takes full advantage of the private and sunny southerly aspects - perfect for outdoor dining and entertaining. We are informed by our client that the property also benefits from fibre optic broadband.

The property rests along prestigious Prescott Road in an extremely desirable part of Aughton, a location which is consistently in high demand, being renowned for its pleasant tree lined streets and its convenient access to the vibrant market town of Ormskirk which has become synonymous with a quality lifestyle, with its eclectic range of boutique and high street shops coupled with trendy bars and eateries which will be perfect for those who enjoy a hectic social calendar. Excellent transport links are close at hand, with the M58 motorway and the railway network offering ease of access to surrounding centres of commerce, such as Liverpool and Manchester, whilst the younger generations will thrive with the help of the high performing local schools, plus the increasingly well-regarded Edge Hill University, which attracts students from across the country.





KEY FEATURES

SUPERB DETACHED FAMILY HOME

CIRCA 2588 SQ FT

OPEN PLAN FAMILY DINING
KITCHEN

THREE/FOUR BEDROOMS
(EN-SUITE TO MASTER BEDROOM)

MATURE BEAUTIFULLY KEPT
GARDENS

IN & OUT DRIVEWAY &
28FT GARAGE

HIGHLY DESIRABLE LOCATION







