

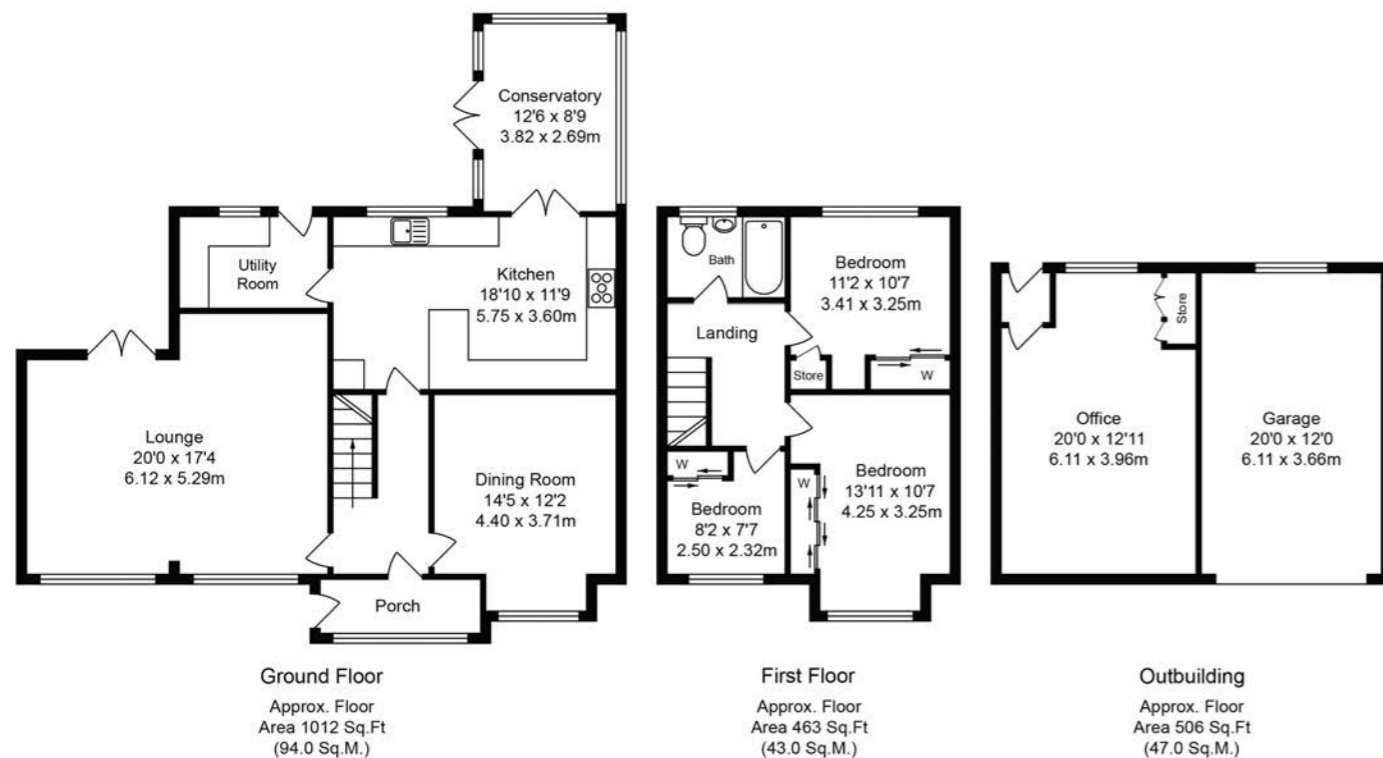


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 arnoldandphillips.com

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 Chorley: 01257 241173

Butchers Lane, Aughton
 Total Approx. Floor Area 1981 Sq.ft. (184.0 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: 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.



A wonderful family lifestyle awaits you with this delightful detached home that has been impeccably maintained and very well presented throughout. With its considerable extension, this lovely property offers over 1470 square feet of living space, and the plot holds immense potential for further expansion if desired. The home provides a safe and secure setting, a flexible and flowing floor plan, and generously sized gardens. Additionally, the location boasts excellent local schools, convenient access to Ormskirk's bustling town centre, and easy reach to the motorway and railway network, making it an ideal choice for a quality family lifestyle.

Upon entering the property, you will be greeted by a welcoming entrance porch and reception hallway, seamlessly leading you into a spacious and light-filled lounge. This inviting room features dual aspects, French doors that open to the rear gardens, and an elegant fireplace. With a generous size of 350 square feet, this lounge offers a perfect space for relaxation and entertainment. The property also comprises a formal dining room and a fabulous fitted breakfast kitchen. The kitchen boasts a range of modern and stylish units with quartz worktops, a breakfast bar, and quality integrated appliances. Adjacent to the kitchen, you will find a large conservatory with French doors that open to the rear gardens, providing an ideal space to enjoy the outdoors. Completing the ground floor is a practical utility room, adding convenience to your daily routines.

Moving to the first floor, you will find three excellent bedrooms, two of which are doubles, all featuring fitted wardrobes. The three-piece family bathroom is finished with a modern white suite, including a low-level WC, a vanity wash hand basin, and a panelled bath with a shower over. Complimentary tiling adds a touch of elegance to the space.

Outside, the plot is of a particularly generous size, covering nearly half an acre. The well-tended rear gardens feature lush lawns and mature borders of plants, trees, and shrubs. Offering privacy and a sunny Southerly aspect, these gardens create a tranquil retreat. The front of the property boasts extensive parking space for at least 5 cars, along with an 'in and out' driveway providing easy access to a large garage and workshop measuring over 500 square feet. The garage/workshop presents tremendous potential, and with the relevant planning permissions, it could be extended and developed to provide separate ancillary living space or even an additional private dwelling. Other notable features of this lovely family home include central heating, double glazing, and solar panels.





KEY FEATURES

Delightful Detached Home

Three Bedrooms

Circa 1981 Square Feet

Modern Kitchen with Quality
Integrated Appliances

Nearly 1/2 An Acre Plot

Generous Well-Tended Gardens

In & Out Driveway

Large Garage/Workshop

Solar Panels



