

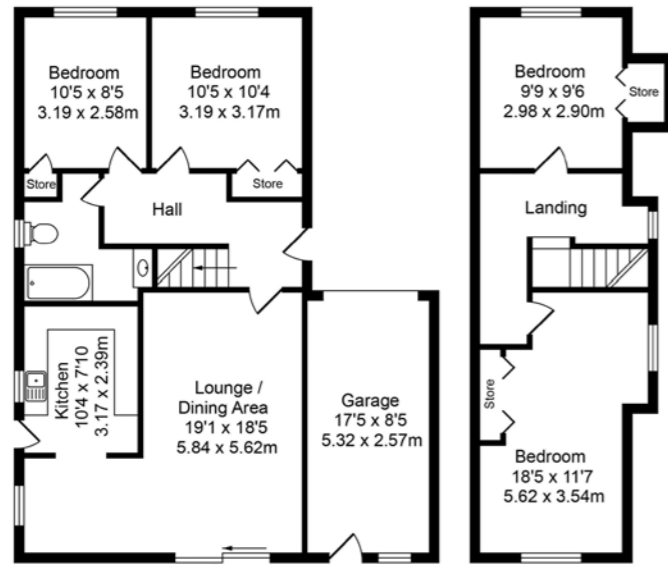


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Total Approx. Floor Area 1262 Sq.ft. (117.3 Sq.M.)

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:E

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 present this four-bedroom link-detached dormer bungalow, attractively situated at the end of the highly regarded Claremont Drive in Aughton, West Lancs.

Ideally positioned close to a range of local amenities and benefitting from superb transport and commuter links, including the nearby rail station, this property is perfect for working professionals, families, and those seeking a luxury downsize. Several highly regarded schools are also nearby.

While the property requires cosmetic modernisation, its abundant potential is undeniable. The home is approached via a private driveway offering off-road parking for multiple vehicles. The ground floor features two spacious front-facing bedrooms, each with storage facilities, and a centrally located family bathroom. A bright hallway leads to the rear, where a generous L-shaped main living room flows into a fitted kitchen with a range of units and integrated appliances. The ground floor is completed by an attached single garage.

The first floor includes two additional well-sized bedrooms with pleasant views of the surrounding area. The rear garden, which is not directly overlooked, is well-established with a central lawn bordered by mature trees, plants, and shrubs. An ample patio terrace provides an ideal setting for outdoor gatherings or further development potential, subject to the relevant planning consents.

Extending to around 1,262 square feet and benefitting from double glazing, this property invites internal inspection to fully appreciate its potential.





KEY FEATURES

- Link Detached Dormer Bungalow
- Fantastic Potential
- Four Bedrooms
- Circa 1262 Square Feet
- Spacious Lounge
- Ample Rear Garden
- Driveway Parking
- Attached Single Garage
- Sought After Location



