

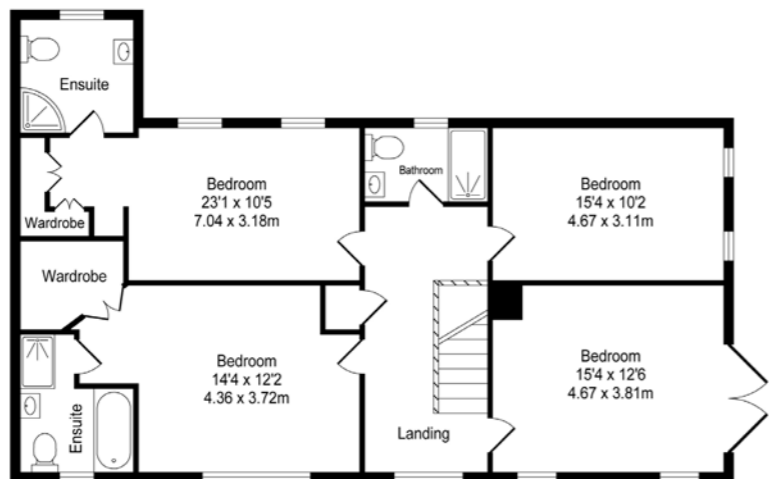


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

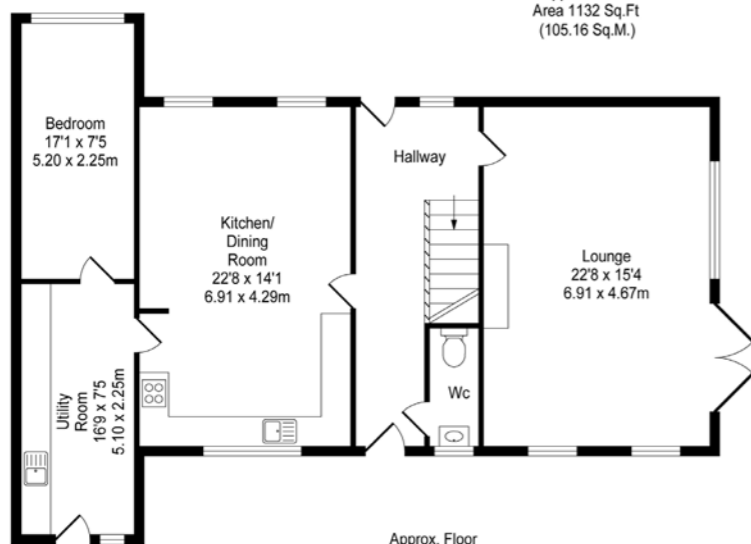
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 2258 Sq.ft. (209.81 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 1132 Sq.Ft (105.16 Sq.M.)



Approx. Floor Area 1126 Sq.Ft (104.65 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 delighted to present an exquisite opportunity to acquire this beautifully presented four/five-bedroom character house, attractively nestled within the coveted 'Hollies' in Aughton, West Lancs surrounded by the peaceful Gorse Hill Nature Reserve.

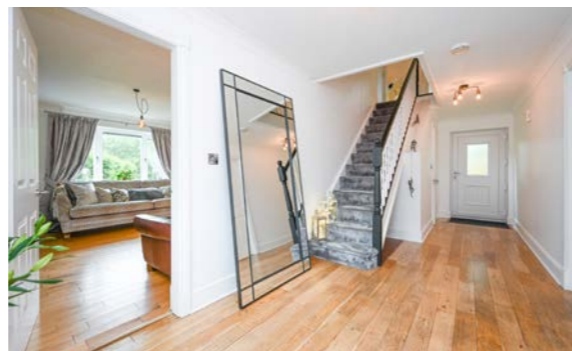
Approached via a private courtyard, this spacious property offers off-road parking for multiple vehicles. With a host of local amenities and superb transport and commuter links, the property would be ideal for working professionals and families alike.

Upon entering, the ground floor reveals an extensive main living room centred around a contemporary feature fireplace, enhanced by natural light streaming through dual aspect windows and French patio doors. Adjacent is a well-proportioned dining kitchen, boasting Oak laminate wall, base, and tower units, premium granite work-surfaces, and a range of integrated appliances. The ample dining area complements the kitchen, making it perfect for family gatherings. Completing the ground floor is a generous utility room, WC and a third reception room, currently used as a fifth bedroom.

The first-floor hosts four double bedrooms, each decorated to a high standard with integrated storage and pleasant countryside views. The main and second bedrooms feature lavish en-suite bathrooms, while the family bathroom offers a walk-in double shower, WC, vanity wash hand basin and underfloor heating.

Externally, the property enjoys a stunning private retreat spanning to 0.8 of an acre, with sprawling lawns bordered by established trees, plants, and shrubs, creating a year-round haven. A large patio terrace extends around the exterior, perfect for outdoor entertaining. The garden can also be accessed via a separate side road.

Spanning 2,258 square feet, this property combines modern conveniences with a sought-after semi-rural address in Aughton. Internal inspection is highly recommended to fully appreciate the charm and spaciousness of this exceptional home.





KEY FEATURES

- Beautiful Character Home
- Four/Five Bedrooms
- Circa 2258 Square Feet
- Premium Dining Kitchen
- Stunning Private Rear Garden
- Off-Road Parking
- Semi-Rural Location





