

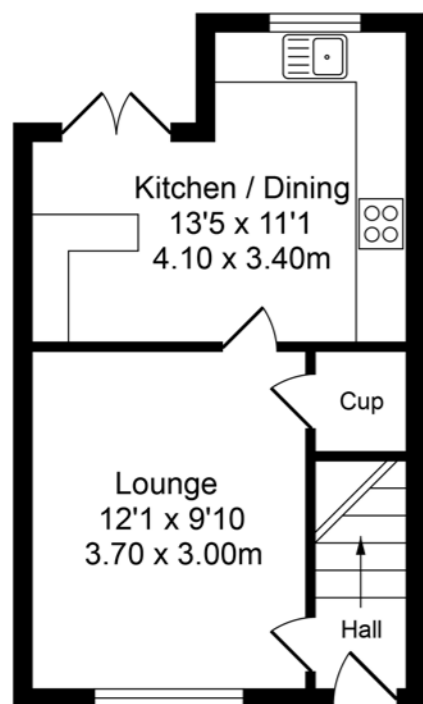


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

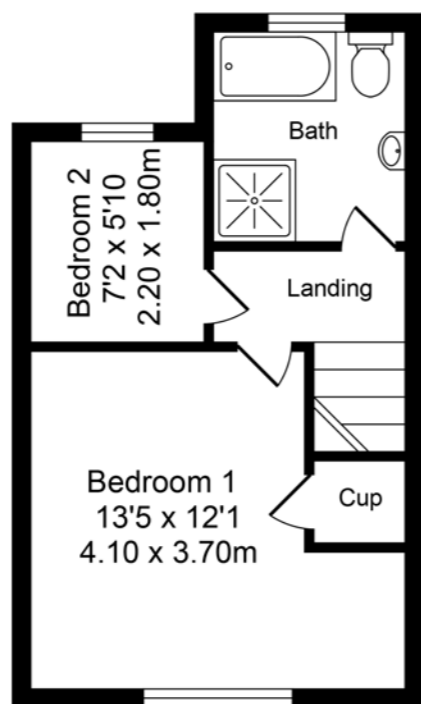
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 584 Sq.ft. (54.2 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 292 Sq.Ft (27.1 Sq.M.)



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

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 offer this charming two-bedroom mid-terraced property for sale, located along the popular Moss Delph Lane in Aughton, West Lancs.

This charming mid-terraced home features two spacious bedrooms, with both bedrooms enjoying a pleasant outlook over the surrounding area, as well as a spacious main reception room, which is centred around a stunning stone fireplace. The appeal of this property extends beyond its walls, with a large off-set garden mostly laid to lawn and enjoying a spacious timber decking area, private outlook and rear timber garden shed. This desirable location boasts excellent local amenities, including top-rated schools, a variety of shops, and convenient access to leisure facilities.

Aughton is a sought-after area renowned for its community atmosphere and attractive surroundings. Residents enjoy a peaceful environment with the convenience of nearby transport links. The property is well-connected, with Aughton Park and Town Green train stations offering regular services to Liverpool and Ormskirk. Easy access to major road networks ensures that commuting and travel are hassle-free, making this location ideal for both professionals and families.

Approaching the property, you are greeted by an inviting façade that exudes charm and character. The exterior is in excellent condition, reflecting the care and attention given to the property. Upon entering, the ground floor reveals a generously sized front living room, perfect for both formal entertaining and casual family living. The dining kitchen is well-appointed and newly installed, with modern appliances and ample counter space, ideal for culinary enthusiasts. A premium shaker design adds to the country cottage aesthetic of this attractive property.

The first floor accommodates two bedrooms, each offering comfort and tranquillity and both decorated to a high level. The property benefits from a premium fitted family bathroom which is fully tiled and provides bath, shower, WC and vanity wash hand basin, finished in a contemporary tiled design.

The outdoor spaces of this property are a true highlight. The large garden, primarily laid to lawn, provides an excellent space for outdoor activities and gardening. A spacious timber decking provides added utility, with a rear timber shed completing this private outside space.

Owning this home offers a unique blend of charm, practicality, and modern comforts. The desirable location, combined with the property's features, ensures a high quality of life. This home is perfect for those seeking a blend of tranquillity and convenience, making it a rare find in the current market.



