

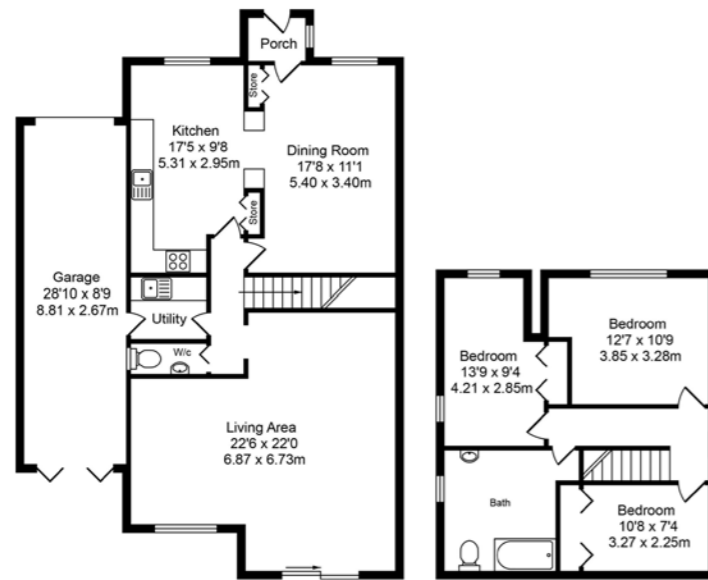


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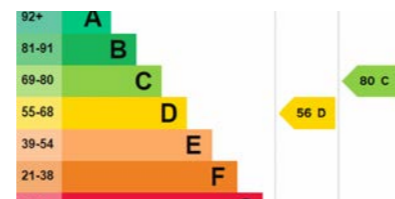
Total Approx. Floor Area 1768 Sq.ft. (164.3 Sq.M.)

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 delighted to offer this prestigious three-bedroom fully renovated detached property for sale, attractively located along the popular Fernhurstgate in Aughton, West Lancs.

This exceptional home stands out for its modern finishes and versatile living spaces, making it a perfect choice for discerning buyers. Situated in a sought-after area, the property benefits from proximity to excellent schools, shops, and local amenities, offering a convenient and desirable lifestyle.

Aughton is a highly regarded residential area known for its peaceful environment and strong community spirit. The location boasts excellent transport links, including easy access to the M58 and M57 motorways, facilitating straightforward commutes to Liverpool, Ormskirk, and beyond. Public transport is readily available with nearby railway stations providing regular services to surrounding areas. The local amenities include a variety of shops, restaurants, and leisure facilities, ensuring that all your needs are met within a short distance.

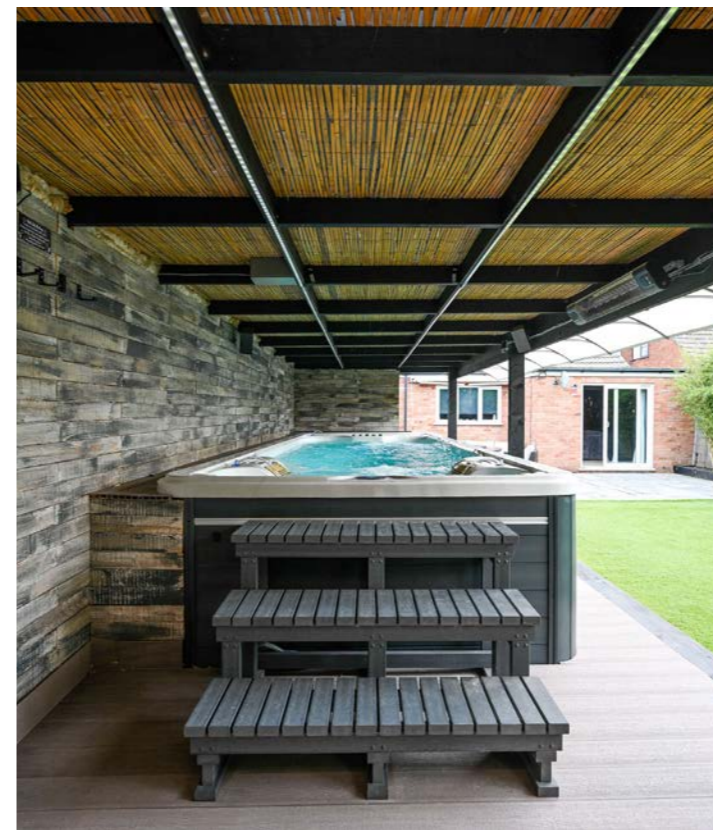
The exterior of the property is as impressive as the interior. The front approach features a well-maintained driveway leading to an integrated double garage, offering ample off-road parking and potential for additional living space. The property's curb appeal is enhanced by its modern facade and well-tended front garden, creating an inviting first impression.

Upon entering the ground floor, you are welcomed by a front entrance porch that leads into a high-gloss fitted kitchen. This kitchen boasts an array of wall, base, and tower units, featuring a range of integrated appliances, stylish contrasting work-surfaces, and an ample dining area. Adjacent to the kitchen is a second reception room currently utilised as a dining room. Centrally located is a handy utility room and a downstairs WC. The rear of the property enjoys an extended open-plan living area, finished in a contemporary design with premium tiles underfoot. This space is flooded with natural light via sliding patio doors and large picture windows, creating a bright and airy ambiance.

The first-floor features three well-proportioned family bedrooms, all double in size and decorated to a high standard. Each bedroom includes a selection of integrated wardrobes and storage facilities, ensuring plenty of space for personal belongings. The property is well-served by a modern tiled family bathroom, complete with a bath and overhead shower, WC, and wash hand basin.

Externally, the rear garden is a true highlight. Professionally landscaped, it features a large artificially turfed lawn bordered by established plants and shrubs. An extensive composite decking area houses a premium swimming hot tub, which is covered to provide an opulent place to relax. A bar area to the rear makes this garden perfect for entertaining and outdoor gatherings, offering a private and luxurious outdoor space.

Extending to a generous 1,768 square feet and benefiting from gas central heating, double glazing, and a sought-after Aughton address, this property offers a high standard of living. An internal inspection is highly advised to fully appreciate the quality and potential of this stunning home.





KEY FEATURES

- Fully Renovated Detached Property
- Three Bedrooms
- Circa 1768 Square Feet
- Stylish and Modern Kitchen
- Spacious Lounge
- Dining Room
- Beautiful Landscaped Garden
- Covered Outdoor Bar Area and Hot Tub
- Popular Location
- Great Transport Links







