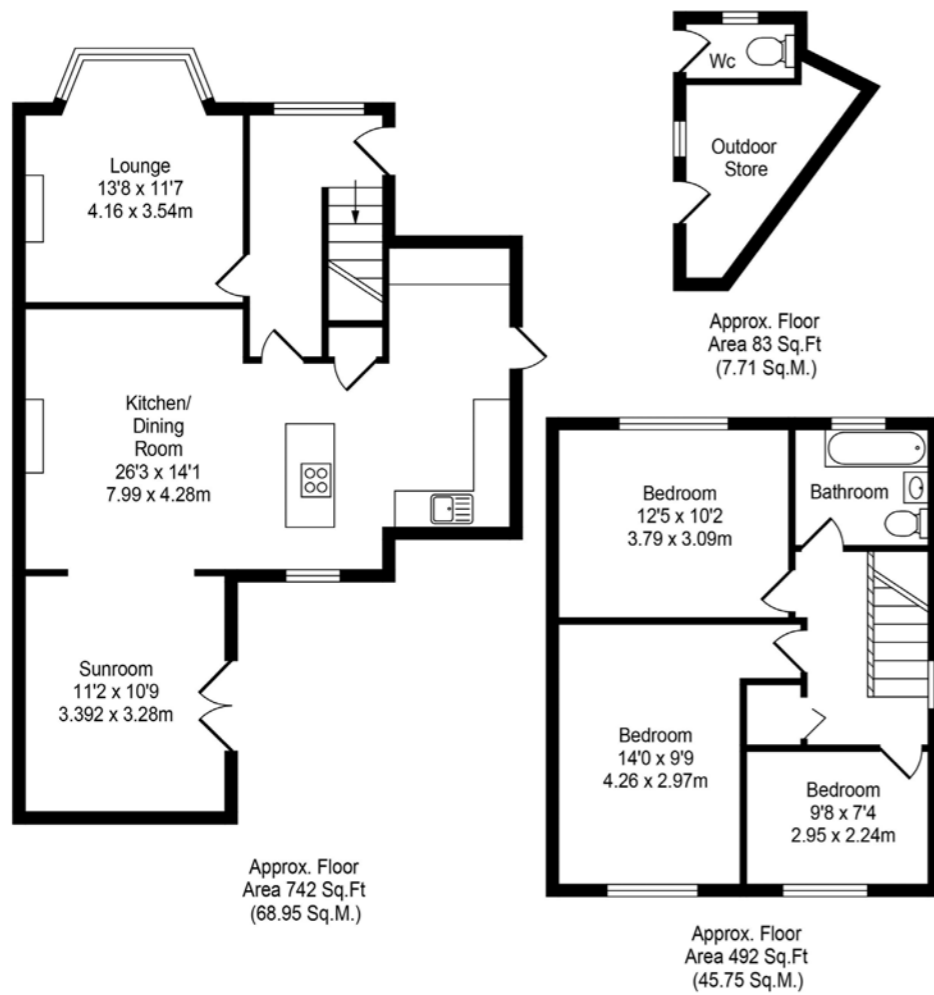




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
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**Total Approx. Floor Area 1318 Sq.ft. (122.41 Sq.M.)**

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: C

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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](http://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 thrilled to offer this prestigious and beautifully presented three-bedroom semi-detached property for sale, located along the highly sought-after Whalley Drive in Aughton, West Lancs.

This stunning home, which has been thoughtfully extended, offers a perfect blend of contemporary design and traditional charm. Situated in a prime location, the property benefits from proximity to excellent schools, a variety of shops, and essential amenities, making it an ideal family home.

Aughton is a highly desirable area known for its vibrant community and excellent transport links. The local area is appealing due to its blend of peaceful residential streets and convenient access to major roads and public transport. The nearby train stations provide easy commutes to Liverpool and Manchester, while the local bus routes enhance connectivity. Aughton also offers picturesque parks and recreational areas, adding to its charm.

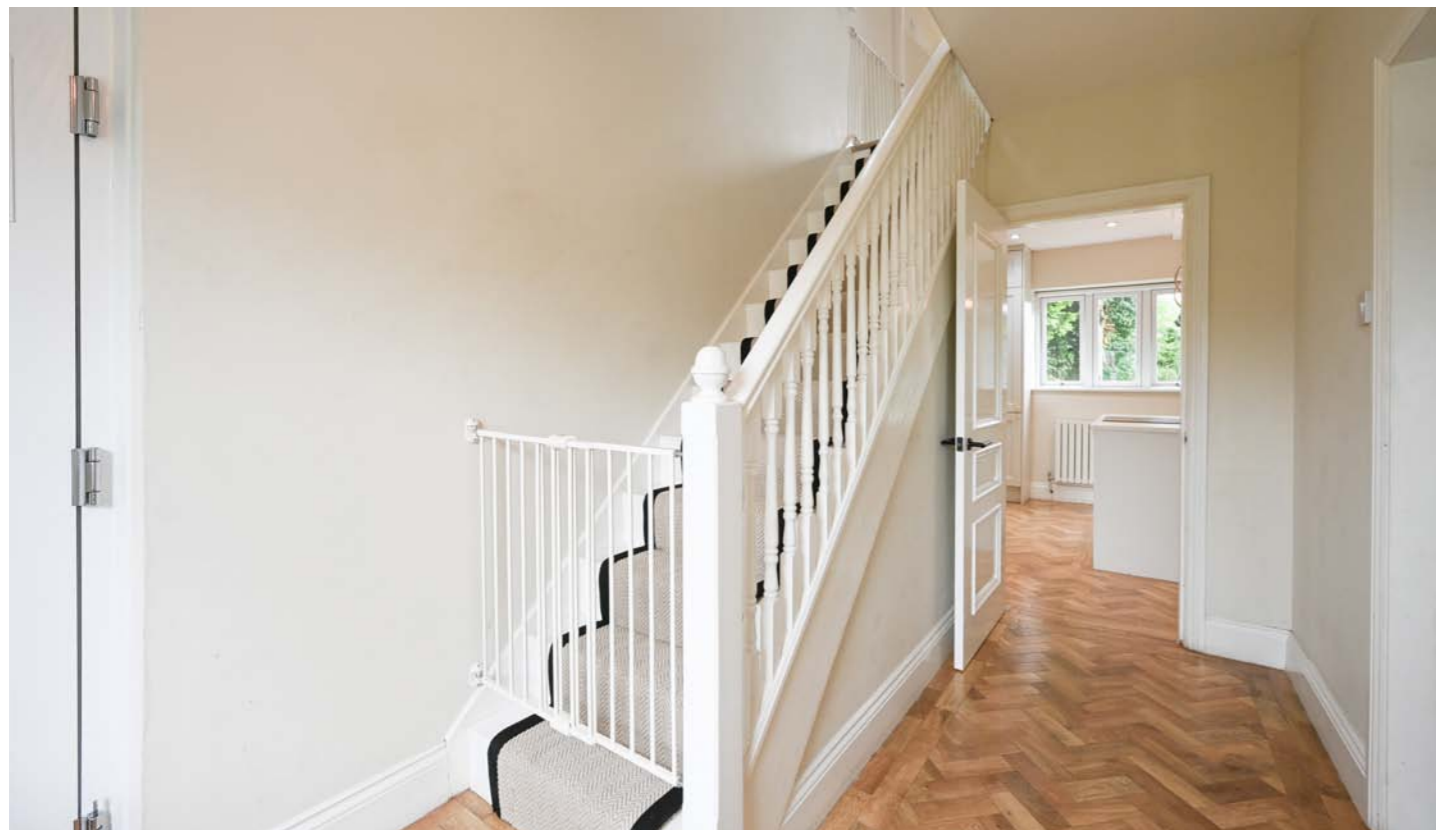
The exterior of this property is both attractive and inviting. Off-road parking is provided, and the home's curb appeal is enhanced by its well-maintained front garden and elegant facade. The approach to the property is welcoming, setting the tone for the high-quality finish found within.

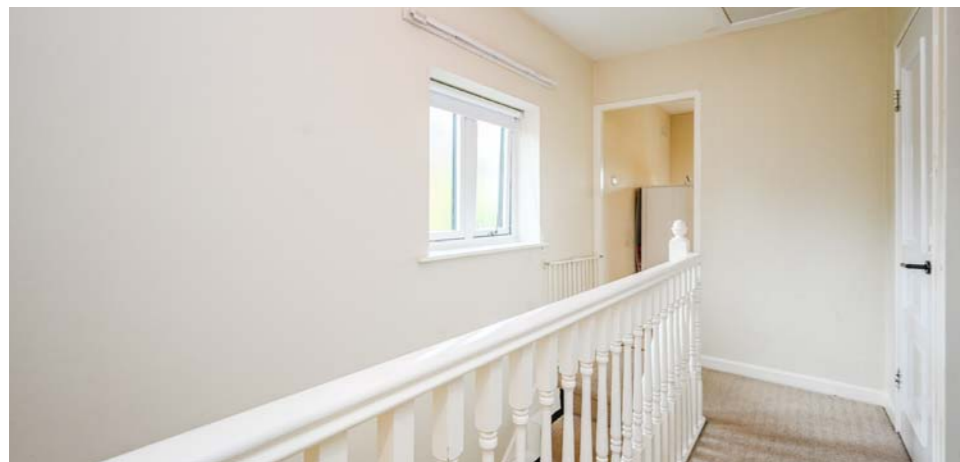
Upon entering the ground floor, you are greeted by two dedicated reception rooms. The main lounge is centred around a contemporary feature fireplace and is bathed in natural light through a picturesque bay window. At the heart of the home is an extensive open-plan family dining kitchen. This space features an array of wall, base, and tower units, finished in a heritage shaker design, with high-end integrated appliances and opulent Carrara marble work surfaces, including a central feature island. The ample dining and living area extends into a spacious adjoining sunroom, where premium Amtico flooring runs throughout.

The first floor offers three well-proportioned family bedrooms, two of which are double in size, all decorated to a high standard. The main family bathroom is modern and stylish, featuring a bath with an overhead shower, WC, and vanity wash hand basin.

Externally, the property includes a handy brick outbuilding that provides ample garden storage and an adjoining WC. The rear garden is a private oasis, not directly overlooked, and extends to significant proportions. A generous main lawn is bordered by a variety of plants and trees, while an ample patio terrace offers the ideal space for outdoor gatherings and relaxation.

Extending to a generous 1,318 square feet and boasting gas central heating, double glazing, and a stunning finish throughout, this home is highly desirable. The benefits of owning this property are numerous, from its beautiful design to its convenient location, promising a wonderful living experience for its new owners.





Views

KEY FEATURES

STUNNING EXTENDED SEMI DETACHED HOME

CIRCA 1318 SQ FT

BEAUTIFULLY PRESENTED THROUGHOUT

THREE BEDROOMS

TWO RECEPTION ROOMS

LARGE OPEN PLAN FAMILY DINING KITCHEN

GOOD SIZED PRIVATE REAR GARDEN







