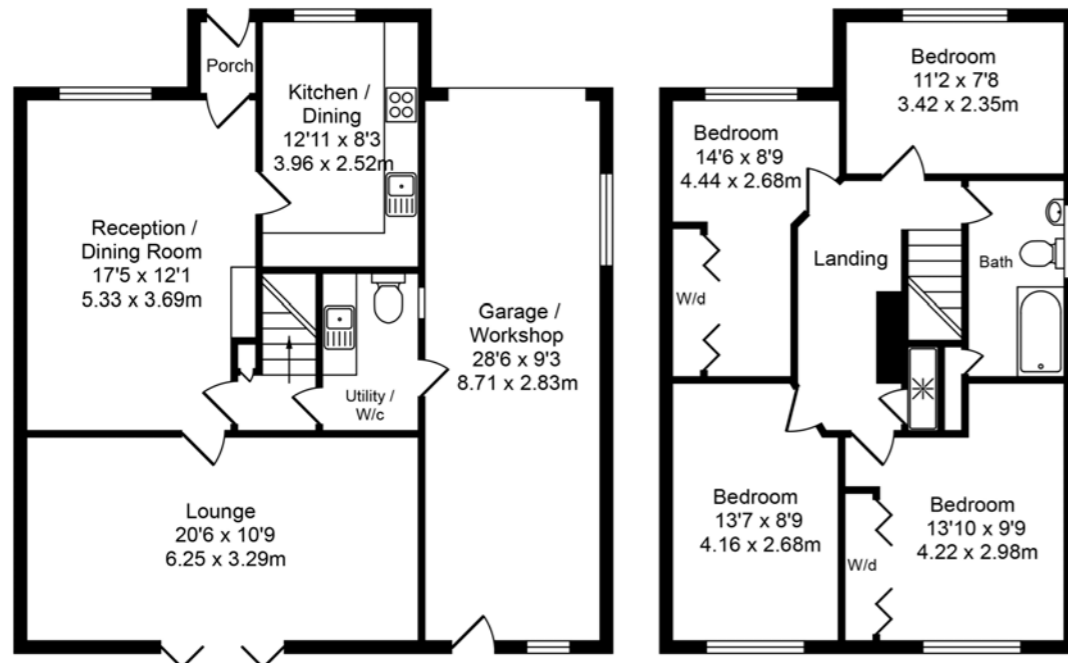




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1555 Sq.ft. (144.5 Sq.M.)

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



Ground Floor
 Approx. Floor Area 915 Sq.Ft (85.0 Sq.M.)

First Floor
 Approx. Floor Area 640 Sq.Ft (59.5 Sq.M.)



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 compelling four-bedroom detached property for sale, situated within a generous corner plot on the highly sought-after Noel Gate in Aughton, West Lancs. This appealing family home enjoys an enviable location with easy access to a range of local amenities, including well-regarded schools, independent shops, and excellent leisure facilities. With its spacious layout and potential for further enhancement, this property is ideal for families seeking a home in a desirable area with strong community ties and all essential conveniences within close reach.

The charming village of Aughton is known for its welcoming community and attractive setting. Surrounded by beautiful countryside, it offers a perfect balance of rural tranquillity and urban convenience. Excellent transport links are available, with nearby train stations providing direct routes to Liverpool and Ormskirk, while the motorway network is easily accessible for commuters. Aughton's excellent schools, green spaces, and range of local amenities make it a highly desirable location for families and professionals alike.

Approaching the property, you are greeted by a private driveway that provides ample off-road parking for multiple vehicles and leads to a large integrated double garage, which also functions as a versatile workshop space. The exterior is both inviting and well-maintained, with mature gardens wrapping around the property and enhancing its curb appeal. The front garden is laid to lawn, complemented by established trees and shrubs that provide a sense of privacy and seclusion.

Stepping inside, the ground floor offers spacious and bright accommodation, including two generously proportioned reception rooms. Both rooms benefit from large windows that flood the space with natural light, making them perfect for family gatherings or entertaining guests. The wood-effect dining kitchen is the heart of the home, offering a range of fitted units, integrated appliances, and ample work surfaces. It provides a practical yet stylish space for meal preparation and casual dining. Completing the ground floor is a handy utility room with an additional WC, adding further convenience to this versatile layout.

On the first floor, the property features four well-proportioned family bedrooms, each with a pleasant outlook over the surrounding area. All bedrooms are neutrally decorated and include integrated wardrobes, offering plenty of storage space. The main family bathroom is fully tiled and comprises a bath with an overhead shower, WC, and a wash hand basin, ensuring all the essentials are covered in a modern style. The home also benefits from a separate additional shower room.

The outdoor space is a standout feature, with well-established gardens encircling the property, providing a peaceful retreat for relaxation and outdoor activities. The expansive lawn is bordered by a variety of mature trees and flowering plants, while the ample patio terrace is ideal for alfresco dining and summer gatherings. The generous plot size offers potential for further extensions or landscaping to suit your individual needs and lifestyle.

With approximately 1,555 square feet of living space, this property presents a fantastic opportunity for buyers seeking a home with room to grow and develop over time. The property benefits from gas central heating, double glazing throughout, and a versatile layout that can be easily adapted to suit modern family living. Internal inspection is highly recommended to appreciate the full scope and potential of this impressive home.

