

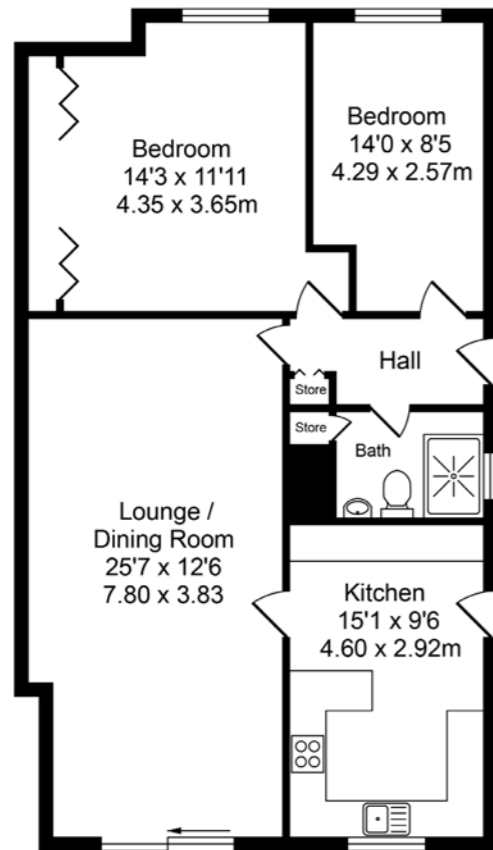


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

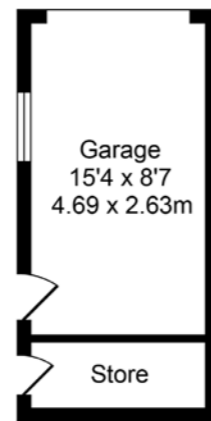
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1048 Sq.ft. (97.4 Sq.M.)

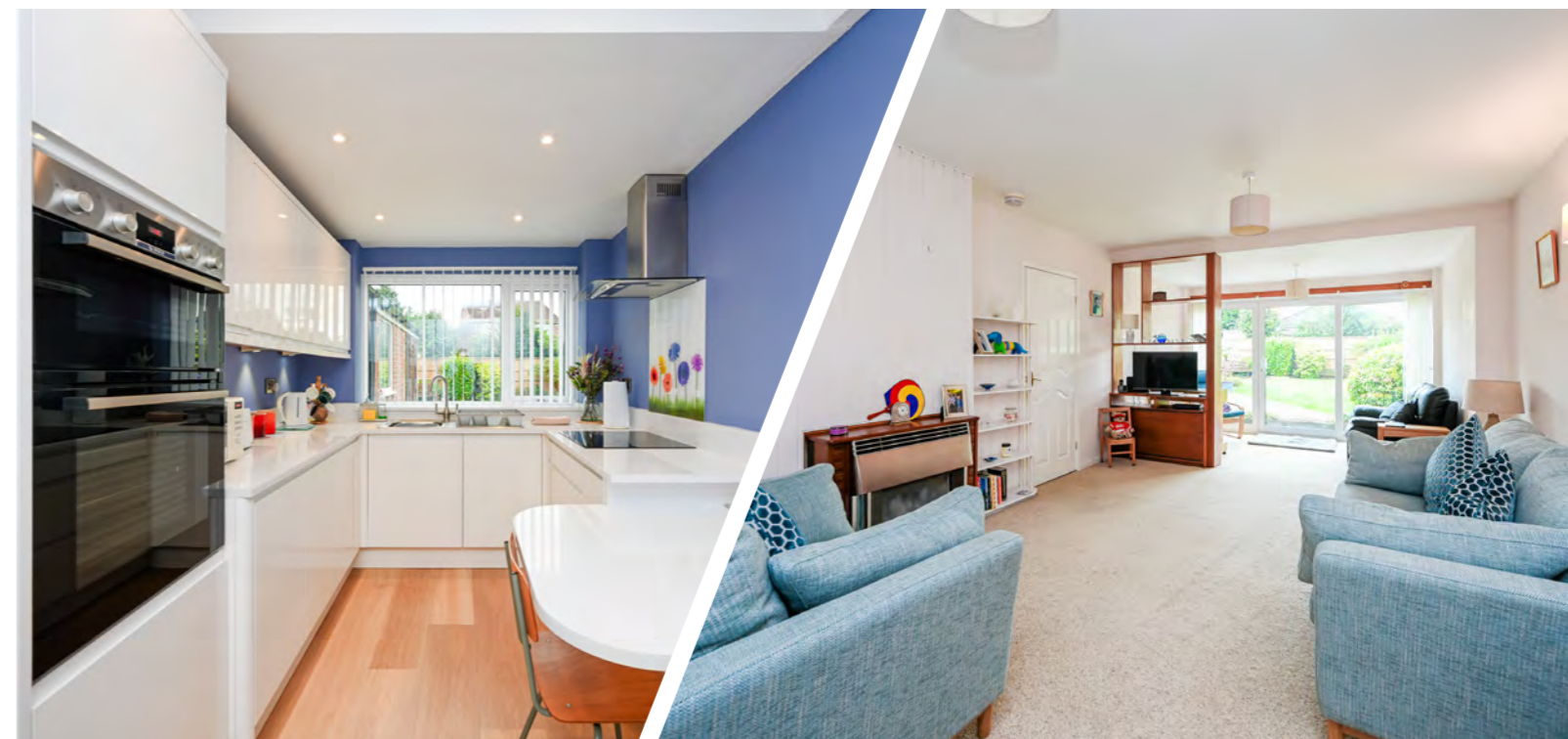
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 884 Sq.Ft (82.2 Sq.M.)



Garage
 Approx. Floor Area 164 Sq.Ft (15.2 Sq.M.)



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 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 for sale this beautifully presented two-bedroom semi-detached true bungalow, situated along the desirable Noel Gate in Aughton, West Lancs.

This meticulously renovated property is a fantastic opportunity for buyers seeking a move-in-ready home with modern features, spacious interiors, and appealing outdoor spaces. Located in a peaceful residential setting, the property benefits from proximity to excellent local amenities, including highly regarded schools, shops, and leisure facilities, making it an ideal choice for a range of buyers, from those looking to downsize to young professionals.

Aughton is a well-connected and sought-after area, offering a perfect blend of rural charm and suburban convenience. The village is served by convenient transport links, with Town Green and Aughton Park train stations providing direct services to Liverpool and Ormskirk, while nearby road networks offer easy access to surrounding towns and cities. The area also enjoys an array of local amenities, including boutique shops, cafes, and green spaces, providing a welcoming and community-focused environment.

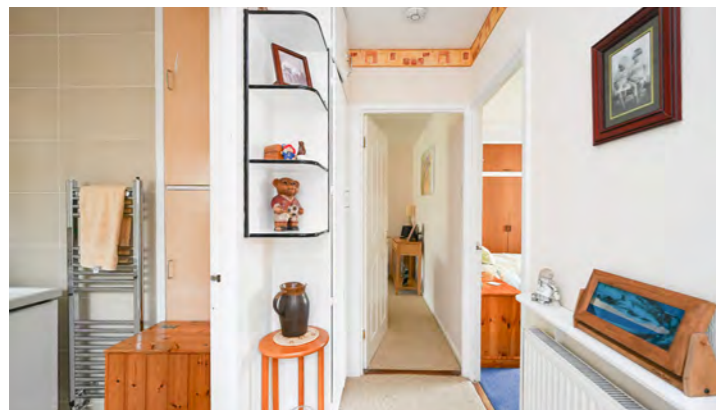
The property's exterior is as impressive as its interior. Approached via a private driveway, which leads to a link-detached garage, the home's attractive façade is complemented by well-maintained front and rear gardens. The front garden is neatly laid out with a manicured lawn, while the expansive rear garden offers privacy and seclusion. The rear garden is well-established, featuring a central lawn bordered by mature plants and shrubs, and is enhanced by a generous patio terrace ideal for outdoor entertaining or simply enjoying the tranquil surroundings.

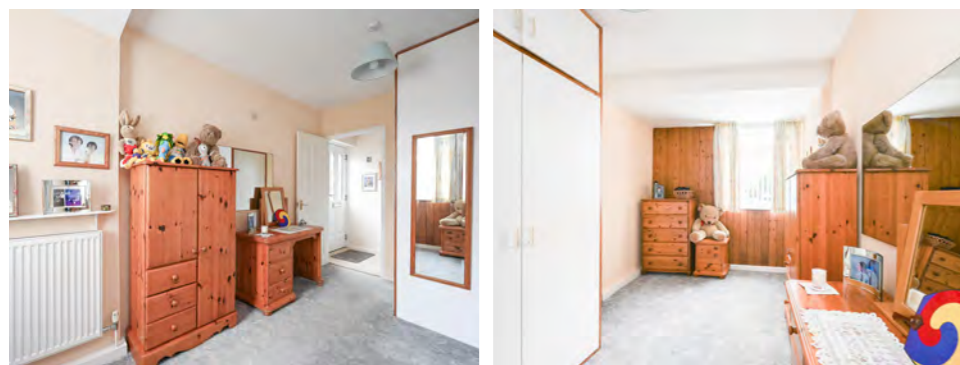
Upon entering the property, you are greeted by a spacious entrance hall that sets the tone for the modern, stylish interiors throughout. The large dining lounge is the heart of the home, providing generous living space with patio doors that open out to the garden, creating an ideal flow for both everyday living and hosting guests. The recently installed kitchen is finished to a high standard, featuring a range of sleek gloss wall, base, and tower units, complemented by contemporary work surfaces and high-end integrated appliances. The kitchen's modern design ensures both functionality and aesthetic appeal.

The property boasts two well-proportioned bedrooms, both neutrally decorated and complete with fitted wardrobes, offering ample storage. The stylish new bathroom is a standout feature, comprising a walk-in shower, WC, and vanity wash hand basin, all finished with elegant tiling. The attention to detail in the renovation ensures that every aspect of the property is designed for comfort and practicality.

The outdoor spaces continue to impress, with the rear garden offering a perfect balance of lawn and patio areas. Whether you're enjoying a morning coffee on the terrace or hosting a summer barbecue, this garden is both versatile and appealing. The link-detached garage provides additional storage or potential workshop space, while the driveway offers ample parking for multiple vehicles.

With its desirable location, modern upgrades, and spacious layout, this property is sure to attract significant interest and would be ideal for downsizing. Gas central heating and double glazing throughout ensure comfort and efficiency all year round. We highly recommend internal inspection to fully appreciate everything this fantastic bungalow has to offer. Early viewing is essential to avoid disappointment.





KEY FEATURES

- Semi-Detached True Bungalow
- Two Bedrooms
- Circa 1048 Square Feet
- Recently Installed Kitchen
- Good-Size Rear Garden
- Link-Detached Garage
- Driveway Parking
- Desirable Location



