

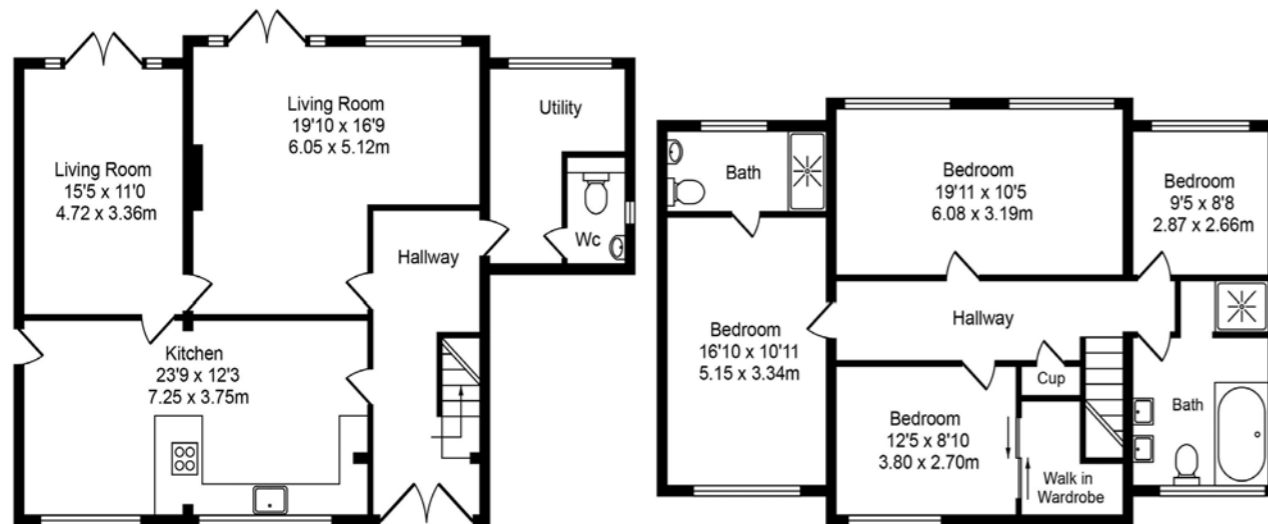


Ormskirk: 01695 570102
arnoldandphillips.com

Chorley: 01257 241173
Southport: 01704 778668

Total Approx. Floor Area 2030 Sq.ft. (188.6 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: F

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.



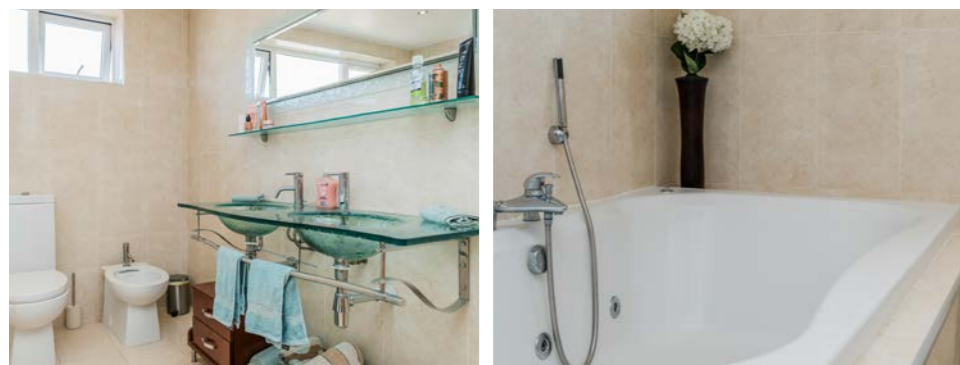
Arnold & Philips are delighted to bring to market an exciting opportunity to acquire this generously proportioned four-bedroom detached family home, residing along the extremely popular Holt Coppice in Aughton, West Lincs. Ideally positioned this spacious property resides within close proximity to a host of local amenities and retailers, whilst also enjoying superb transport and commuter links facilitated via the nearby rail station. Highly regarded primary and secondary schools also reside nearby, making this property ideal for both working professionals and families alike.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the impressive double-fronted main entrance, with one received into a spacious and naturally lit entrance hallway. Attractive Parquet flooring runs underfoot throughout, with the front of the property enjoying a large open-plan family dining kitchen. Fitted with an array of wall, base and tower units, this modern kitchen enjoys a range of integrated appliances and premium contrasting work-surfaces and breakfast bar, with an ample dining area and living space well-lit via a large front picture window. The rear of the property enjoys two well-appointed and generously proportioned main living rooms, both of which are decorated to a high level, with the main living room centred around a modern wall-hung feature fireplace and well-lit via modern patio doors. The ground floor accommodation is completed with a large utility room/WC.

The first floor enjoys four well-proportioned family bedrooms, all of which are well decorated and providing a selection of integrated storage facilities/walk-in-wardrobe. The main bedroom is of particularly large proportions and enjoys lavish tiled en-suite bathroom facilities. The property is well-served by a tiled main family bathroom, providing a large, tiled Jacuzzi bath, walk in double shower, WC and his and hers vanity wash hand basins.

Externally the rear garden is private and not directly overlooked, enjoying a large, flagged patio terrace perfect for entertaining. A manicured feature lawn and painted timber fencing completes this attractive outside space. Extending to a generous 2,030 square foot of prime Aughton living accommodation and enjoying gas central heating and double glazing throughout, internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Generously Proportioned Detached Home
- Four Good Sized Bedrooms
- Circa 2030 Square Feet
- Two Reception Rooms
- Kitchen/Dining Room
- Private Rear Garden
- Popular Location







