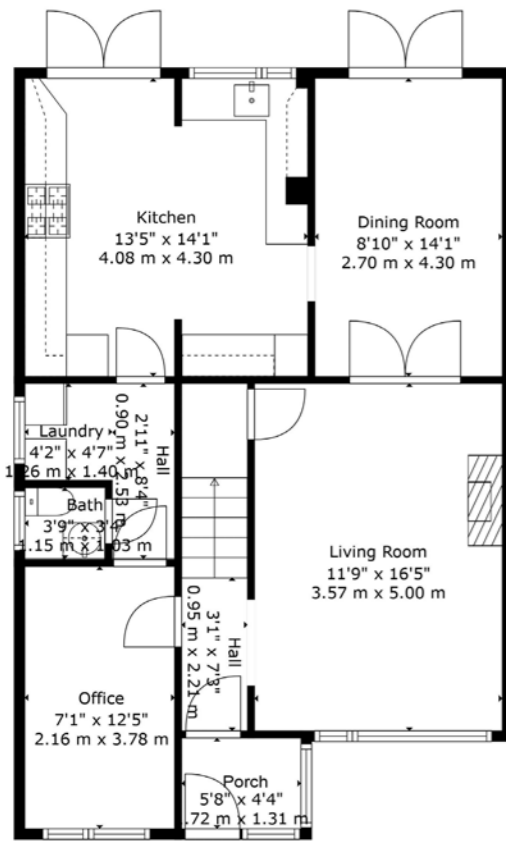
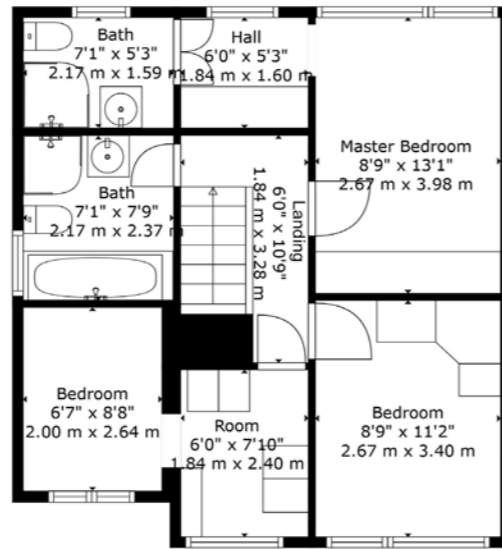




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
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Floor 1



Floor 2

**TOTAL: 1297 sq. ft, 120 m2**  
 FLOOR 1: 758 sq. ft, 70 m2, FLOOR 2: 539 sq. ft, 50 m2



Tenure: We are advised by our client that the property is Council Tax Band: D

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](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.





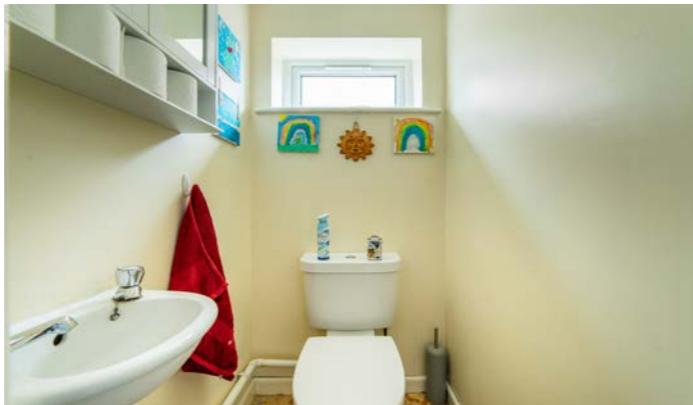
Nestled in the heart of the highly sought-after Aughton, this extended three-bedroom semi-detached property offers a perfect blend of spacious living and an ideal family-friendly location. With nearly 1,300 square feet of tastefully decorated accommodation, the home is bathed in natural light and features a lovely private rear garden.

An internal inspection is highly recommended to appreciate the well-designed floor plan tailored for everyday living. Highlights of the ground floor include a welcoming entrance vestibule and hallway, a generous lounge with front-facing aspects, and double doors leading to the formal dining room. This inviting space, complete with patio doors that open into the garden, is perfect for entertaining. The adjacent kitchen, part of the home's extension, boasts an impressive array of fitted cabinetry, abundant wall and base units, ample workspace and integrated appliances, including a fridge, freezer, dishwasher, double oven, and gas hob with extractor. Complementary tiling enhances the kitchen's appeal, along with patio doors that provide seamless access to the outdoor patio. Completing the ground floor are a home office, a practical utility room, and a convenient two-piece cloakroom/WC.

On the first floor, the landing leads to three delightful bedrooms and a family bathroom. Each bedroom is bright and airy, with both the master and second bedrooms featuring walk-in wardrobes/dressing rooms. The master suite also includes a three-piece en-suite shower room, elegantly finished in classic white with complementary tiling. The family bathroom offers a stylish four-piece suite, including a low-level WC, pedestal wash hand basin, corner shower unit, and a panelled bath.

Externally, the property is set on a generous private plot, with a fully enclosed rear garden that is not directly overlooked. The garden is primarily laid to lawn, complemented by a paved patio area and a timber garden shed. To the front, you'll find a lawned area and ample parking on the paved driveway. Additional benefits include gas central heating and double glazing.

Aughton is a charming and highly desirable community that provides an ideal environment for families. With a strong sense of community, local shops, cafes, and schools are all within easy reach. Excellent transport links offer convenient access to nearby towns and cities, making it a perfect location for commuters. The area also features several parks and recreational spaces, perfect for outdoor activities and leisurely strolls. With its rich history, welcoming atmosphere, and diverse amenities, Aughton is a truly delightful place to call home.







KEY FEATURES

- Extended Semi Detached Property
- Three Bedrooms with Ensuite to Master
- Circa 1297 Square Feet
- Generous Sized Lounge
- Dining Room
- Loft Storage
- Spacious Kitchen with Rear Garden Views
- Desirable Location













