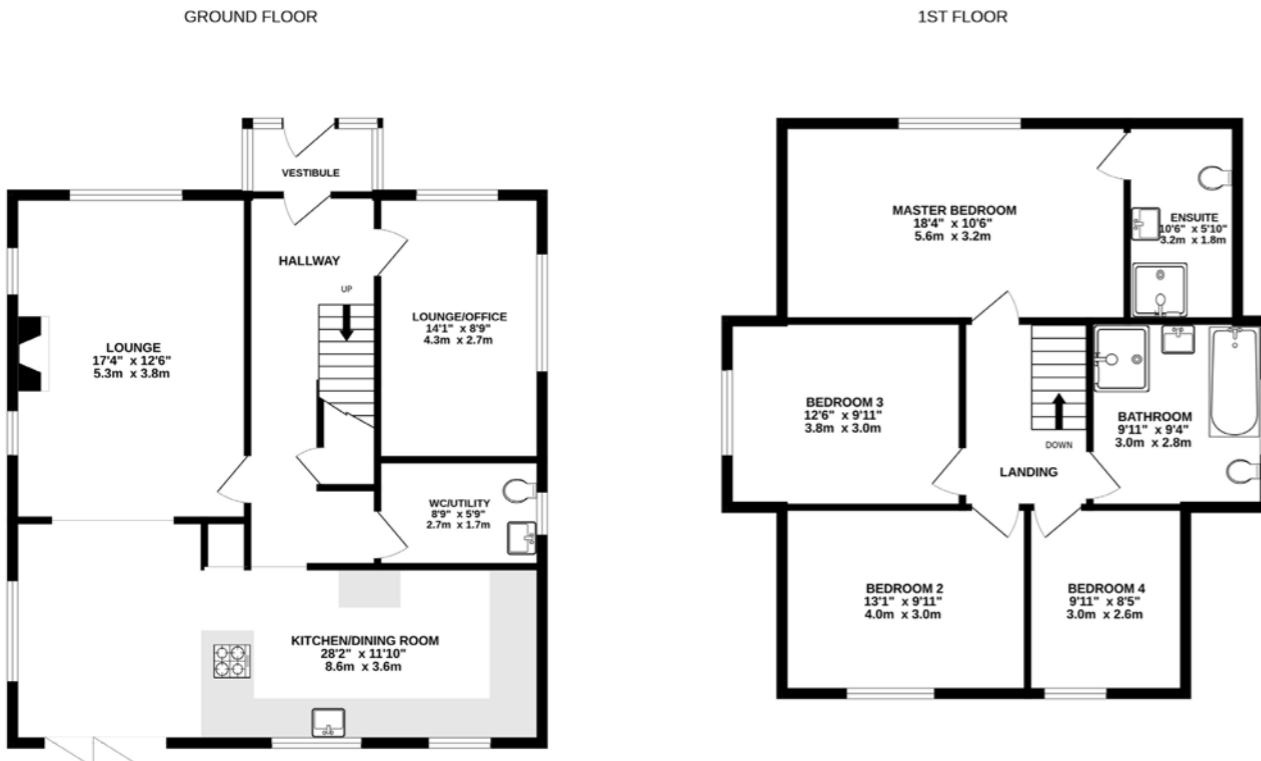




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metroplan ©2024



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](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 & Philips are thrilled to introduce this newly renovated, spacious detached home situated along highly sought-after Prescot Road in Aughton, Ormskirk. This stunning residence offers a remarkable blend of contemporary style, exceptional comfort, and practical convenience, making it the perfect haven for discerning families or professionals seeking an upscale lifestyle.

The home boasts four generously sized bedrooms, three luxurious bathrooms, and two inviting sitting rooms, providing an abundance of living space that caters to every need. Recently re-plumbed and fitted with new radiators throughout, the property also showcases bespoke wooden shutters on the front and side windows, adding an air of sophistication and privacy.

Internal inspection is highly recommended and as you step inside, you'll be greeted by stunning white engineered wood floors that flow seamlessly throughout both the ground and first floors. The bespoke staircase, designed and hand crafted exclusively for this home, offers both visual appeal and practical storage solutions. The modern kitchen is a culinary delight, equipped with integrated Neff appliances, including a fridge, freezer, and induction hob, all elegantly finished with Farrow & Ball paint for a touch of artistic flair. The open-plan dining and living area, enhanced by bifold doors, creates an idyllic setting for entertaining, especially during those warm summer evenings. The main living room features a newly installed modern stove, serving as a cosy focal point for gatherings. Thoughtfully designed, both living rooms come equipped with multiple outlets, including wall-mounted TV points, ensuring convenience and flexibility. The stylish downstairs cloakroom, adorned with imported Spanish tiles, has been prepped for the addition of a utility room, adding further functionality.

In the first floor, your private sanctuary awaits with the expansive master bedroom featuring bespoke fitted bedroom furniture complete with an integrated TV point and elegant bedside lighting. The luxurious ensuite bathroom is a true indulgence, boasting a state-of-the-art Japanese toilet with motion sensors and remote control, complemented by chic black accents throughout the fixtures. The additional bedrooms are equally spacious and tastefully decorated in a soothing neutral palette, ready to be personalised to your liking. Each room features engineered wood floors, custom blinds, and bespoke wardrobes, providing ample storage solutions. The main bathroom is an oasis of relaxation, tiled floor to ceiling and equipped with underfloor heating. A large soaking bath and a walk-in shower create a spa-like experience, perfect for unwinding after a long day.

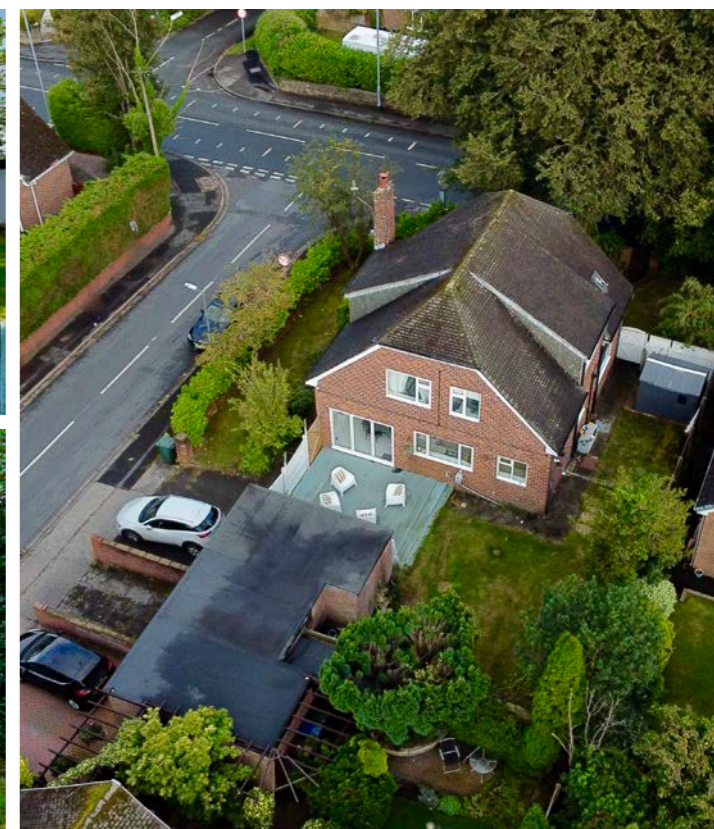
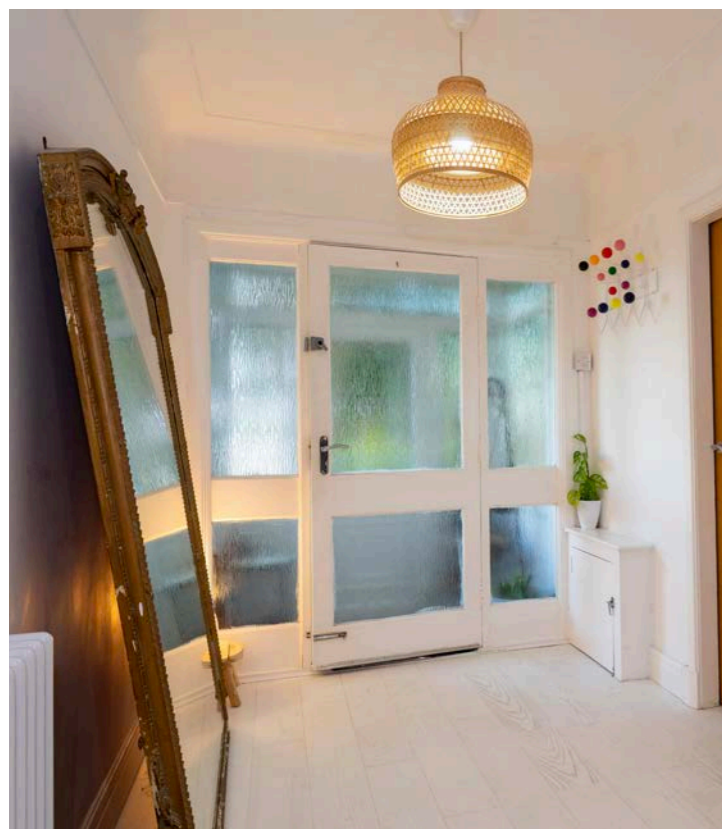
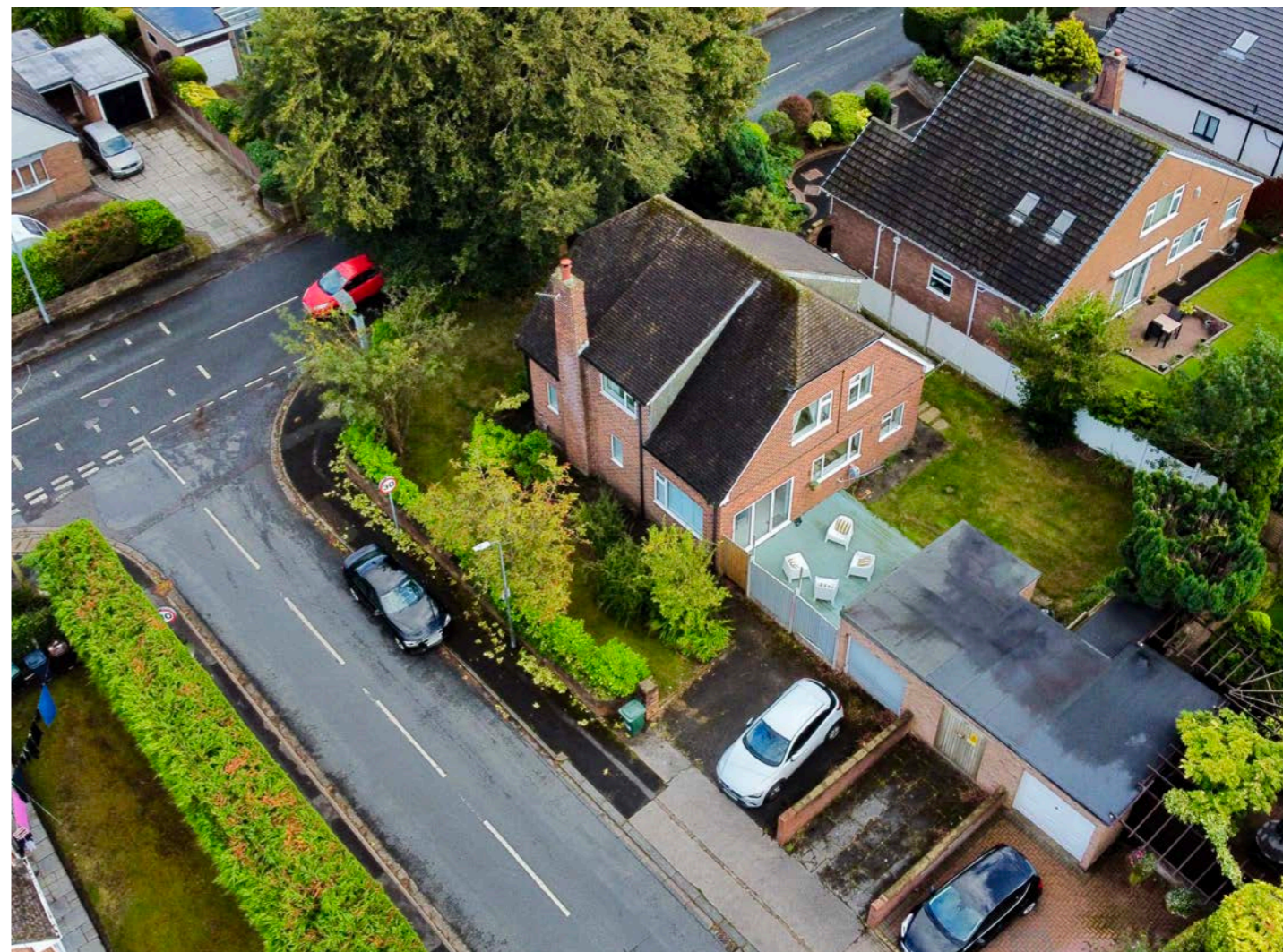
Throughout the property, high-quality designer lighting illuminates the spaces, including exquisite handmade Japanese Noguchi lights, Tom Dixon, and Flos fixtures, which can be negotiated as part of the final sale.

Building Regulations, and Planning Permission have already been secured for the design and construction of a porch and garage conversion, offering exciting potential to further enhance this already impressive home.

Outside, you'll find beautifully landscaped gardens to the front, side, and rear, complete with a lawns, mature plants, and a serene patio decked area perfect for summer BBQs. The detached garage with power and lighting adds extra convenience, along with off-road parking.

Nestled in a prime area, this property is just moments away from local shops, highly regarded schools, and within walking distance to Aughton Park and Ormskirk train stations, ensuring excellent commuter links to bustling nearby cities.

This is a rare opportunity to own a beautifully renovated home in a desirable location. Early viewing is highly recommended to fully appreciate the exceptional quality and distinctive features this property has to offer. Don't miss your chance to make this stunning residence your own!





**KEY FEATURES**

- Renovated Detached Home
- Corner Plot
- Four Generously Sized Bedrooms with Ensuite to Master
- Circa 1615 Square Feet
- Tastefully Decorated Lounge
- Modern Kitchen with High End Appliances
- Gardens to Front, Side and Rear
- Off Road Parking
- Detached Garage



