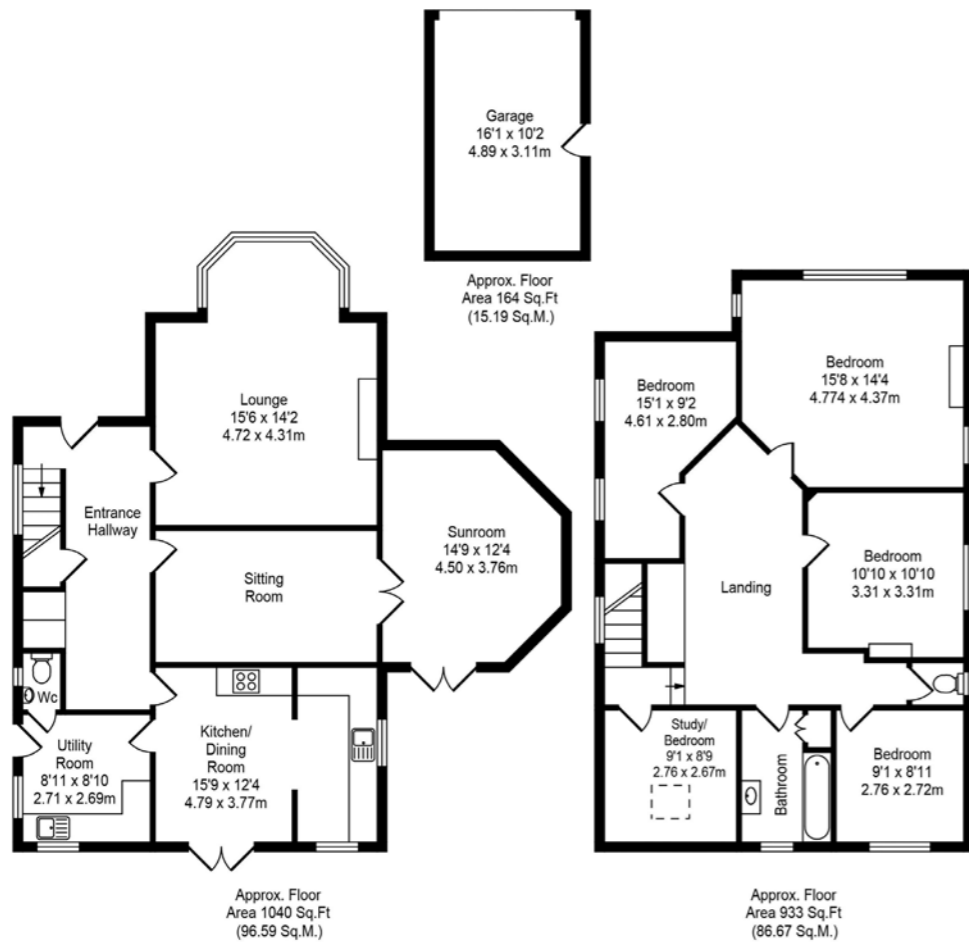




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 2136 Sq.ft. (198.45 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: G

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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 & Phillips are delighted to offer this prestigious five-bedroom detached family home for sale, situated on a generous private plot along the highly coveted Beech Road in the heart of Aughton, West Lancs. This exceptional property combines classic charm with modern conveniences, making it an ideal residence for discerning buyers. Nestled in a tranquil and leafy setting, the home is surrounded by beautifully maintained gardens that enhance its appeal. Its prime location offers easy access to a range of local amenities, including outstanding schools, boutique shops, and fine dining options, making it a perfect choice for families and professionals alike.

Aughton is a sought-after area renowned for its picturesque surroundings and vibrant community. The property benefits from its proximity to excellent transport links, including the nearby Ormskirk railway station, which provides direct services to Liverpool and Preston. The area is well-served by local bus routes, and the M58 and M6 motorways are easily accessible, offering seamless connectivity to the wider region. Residents can enjoy a peaceful suburban lifestyle without compromising on convenience.

The exterior of this distinguished property is both elegant and inviting, with a well-tended front garden that sets the tone for what lies within. The house is approached via a private driveway, providing ample off-road parking and leading to a detached garage. The front façade of the property exudes curb appeal, with its classic architectural lines and attention to detail, making it a standout home on Beech Road.

Upon entering the ground floor, you are greeted by a welcoming hallway that leads to two beautifully appointed reception rooms, each designed to cater to different needs, whether it be formal entertaining, or family relaxation. The free-flowing floor plan seamlessly connects the sitting room to a large sunroom, which is bathed in natural light, creating a serene space with views over the garden. The rear of the property features a modern shaker-style kitchen, complete with a range of wall, base, and tower units, as well as premium contrasting work surfaces. The kitchen is further enhanced by integrated appliances and an authentic AGA cooker, making it the heart of the home. An adjacent dining area provides ample space for family meals, while a spacious utility room and a convenient WC complete the ground floor accommodation.

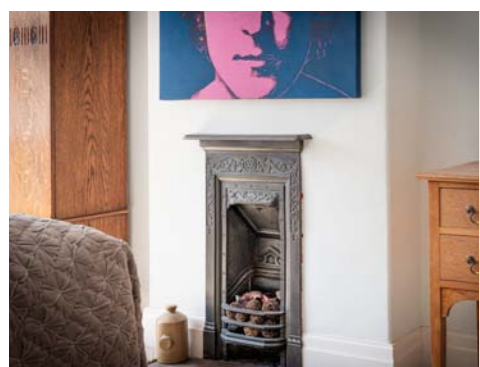
The first floor of this impressive property offers five well-proportioned family bedrooms, three of which are generous doubles. Each bedroom is presented to a high standard, ensuring comfort and style throughout. The property is well-served by a tiled family bathroom, which includes a separate WC, a bath with an overhead shower, and a vanity wash hand basin, providing functionality and convenience for busy family life.

Externally, the property boasts a large rear garden that offers a serene retreat, predominantly laid to lawn and bordered by a variety of mature trees, plants, and shrubs. A spacious, beautifully flagged patio terrace provides the perfect setting for outdoor entertaining, whether it be summer barbecues or quiet evenings with family. The detached garage offers additional storage or workshop space, adding to the versatility of the property.

This outstanding family home offers an abundance of future potential, with a generous 2,136 square feet of living accommodation. With features such as gas central heating and double glazing throughout, this property is as practical as it is charming. An internal inspection is highly recommended to fully appreciate the quality and potential of this exceptional residence.







KEY FEATURES

EXCEPTIONAL DETACHED FAMILY HOME

FIVE BEDROOMS

SUN ROOM

CIRCA 2136 SQ FT

SET ON A GENEROUS PRIVATE PLOT

AMPLE OFF ROAD PARKING & DETACHED GARAGE

HIGHLY COVETED LOCATION





