

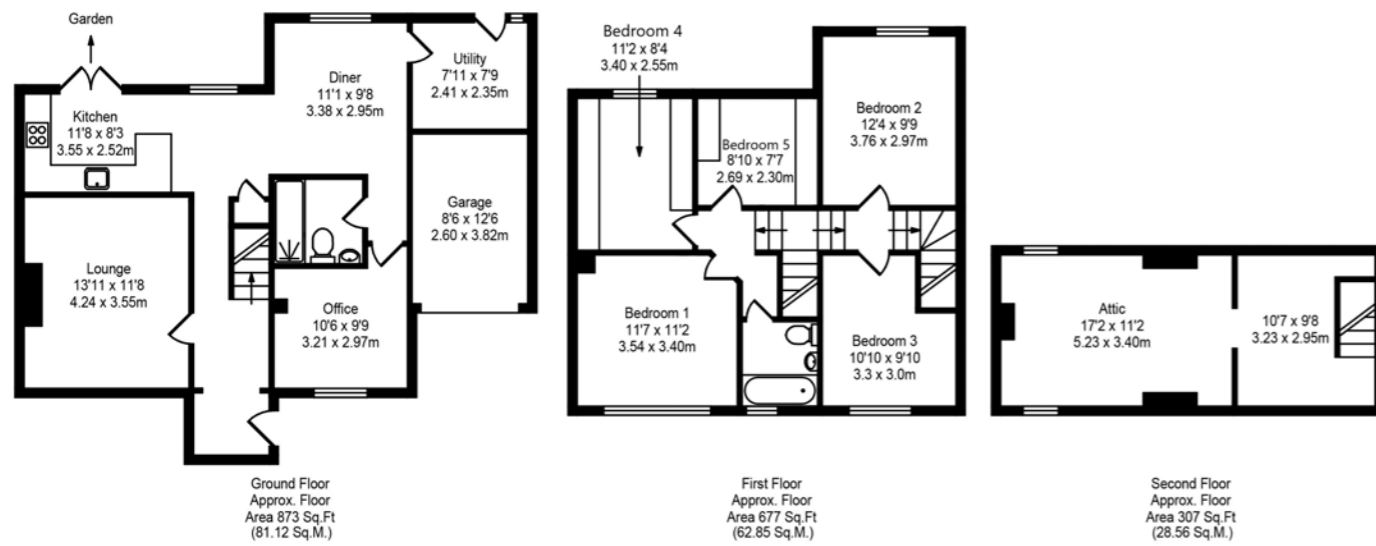


Ormskirk: 01695 570102
 Southport: 01704 778668
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Parbold: 01257 442789
 Chorley: 01257 241173

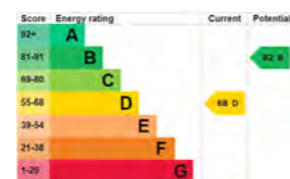
Total Approx. Floor Area 1857 Sq.ft. (172.53 Sq.M.)

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: 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. 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 and Phillips are delighted to bring to the market this five-bedroom semi-detached property, located in a beautiful area of Aughton. With its spacious interior, high-quality finishes, and stylish design, this property stands out as a remarkable home. Additionally, it benefits from its proximity to well-regarded schools, local shops, and various amenities, providing convenience without compromising on the peaceful setting.

With fields at the front, this home enjoys the best of both worlds – the beauty of countryside views and easy access to Ormskirk and Southport. Excellent transport links ensure easy commuting, with nearby bus routes and a local train station providing direct access to surrounding towns and cities. This makes it an ideal location for those who work in the city but prefer to live in a more tranquil environment.

On the ground floor, the property offers a spacious and well-designed layout. There are multiple living areas, each featuring modern decor and ample space for relaxation and entertaining. The expansive kitchen is a standout feature, fitted with top-of-the-line appliances including an oven, hob, dishwasher, and refrigerator, making it a dream for any home chef. The three-piece shower room on the ground floor further add to the utility of the space making it perfect for an en-suite to the downstairs bedroom or just used separately.

The first floor houses five generously sized bedrooms, each offering comfort and style. Bedroom four and five are currently being used as dressing rooms but both can easily accommodate a bed and furniture. All the bedrooms are serviced by a contemporary family bathroom, featuring a bath, wash hand basin and wc. These rooms are perfect for a growing family or for guests, ensuring everyone enjoys a comfortable living space. The loft has had a conversion to make another living space which has many uses but currently used as a play room for children.

The property features an expansive rear garden, providing a private and tranquil outdoor space for the whole family to enjoy. The garden is beautifully landscaped with a mixture of lawn, pergola and patio areas, perfect for outdoor dining and entertaining. Additionally, there is a large garage that offers extra storage space.

Owning this extended home provides a unique opportunity to enjoy a luxurious and comfortable lifestyle in a beautiful setting. The property's blend of modern amenities and peaceful surroundings make it highly desirable. As a homeowner, you will appreciate the spacious living areas, high-quality finishes, and the convenience of its location. This home offers everything you need to create lasting memories with your family in a place you will be proud to call your own.





