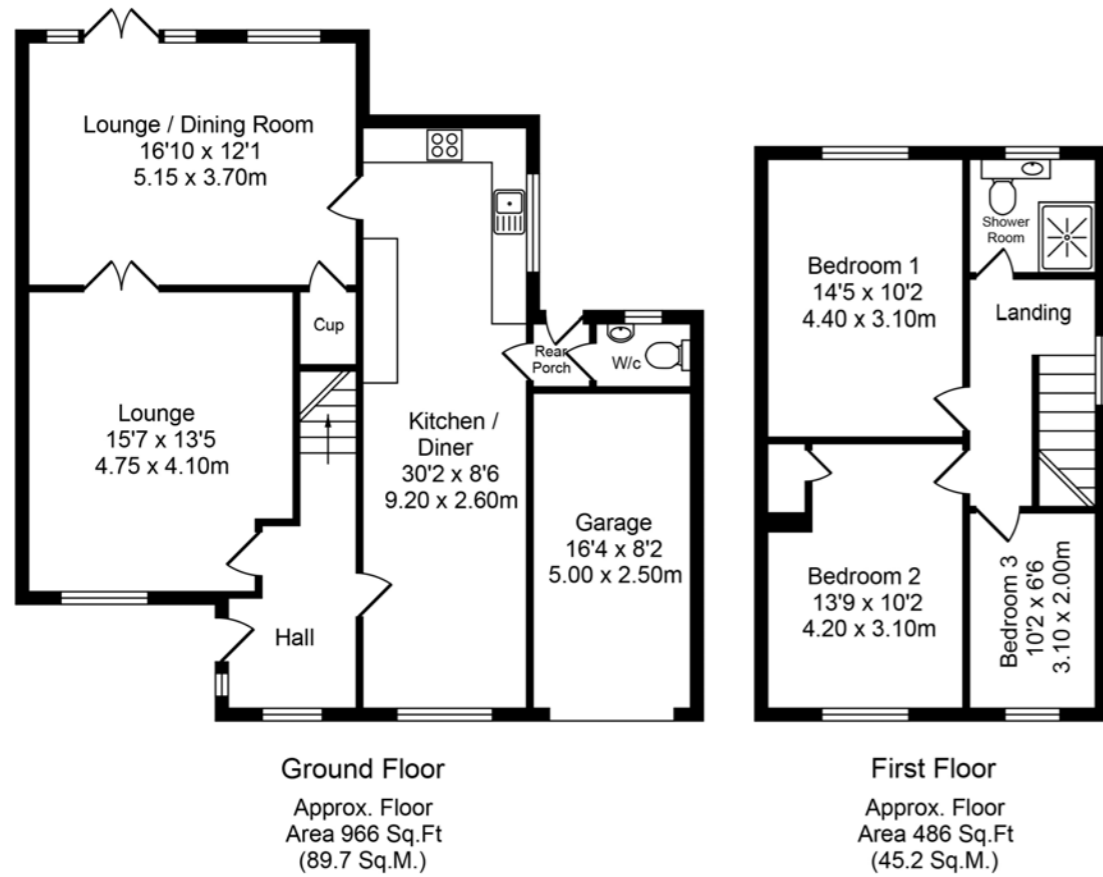




Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1452 Sq.ft. (134.9 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](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 three-bedroom detached property for sale, nestled within a private plot at the head of a quaint cul-de-sac on Greenwood Close in Aughton, West Lancs.

This charming home enjoys large wrap-around gardens and off-road parking leading to an attached garage. While the property would benefit from a programme of cosmetic modernisation, it presents an excellent opportunity for those looking to create their dream home. Its prime location offers a peaceful setting, yet remains close to well-regarded schools, local shops, and essential amenities, making it perfect for families and investors alike.

Aughton is a highly sought-after village, known for its serene atmosphere and strong sense of community. The area benefits from excellent transport links, including Aughton Park train station, which provides easy access to both Liverpool and Ormskirk, making commuting straightforward. Additionally, the property is within close proximity to the M58 motorway, offering convenient routes to surrounding towns and cities. The area is also well-served by local amenities, parks, and leisure facilities, ensuring a well-rounded and enjoyable lifestyle.

The exterior of this property is both spacious and inviting. The large wrap-around garden provides a private and scenic outdoor space, bordered by mature trees and shrubs. The off-road parking leads up to the attached garage, offering ample parking options and additional storage. The generous plot size offers significant potential for future extensions, subject to planning consent, further adding to the appeal of this home.

On the ground floor, the property benefits from two dedicated reception rooms, both filled with natural light, offering comfortable spaces for relaxation and entertaining. The open-plan dining kitchen features a range of wall, base, and tower units, with a mix of integrated and freestanding appliances, making it a functional hub for family life. A spacious dining area adjoins the kitchen, with direct access to the garage, providing further scope for extending or reconfiguring the space if desired.

Upstairs, the property offers three well-proportioned family bedrooms, all of which are neutrally decorated and enjoy pleasant views of the surrounding area. These rooms provide ample space for furniture and storage, making them ideal for growing families. The property also features a family bathroom, with potential for modernisation to suit personal tastes.

The rear garden is a key feature of this home, offering a large, established space mainly laid to lawn, wrapping around the side and rear of the property. Bordered by a range of mature trees, plants, and shrubs, the garden provides a peaceful and private outdoor retreat. An ample patio terrace offers the perfect spot for outdoor dining and entertaining, making it a versatile and enjoyable space throughout the year.

With approximately 1,452 square feet of living accommodation, gas central heating, and double glazing throughout, this property presents a unique opportunity to personalise and enhance an already appealing family home. Early internal inspection is highly recommended to appreciate its full potential.





#### KEY FEATURES

- Detached Home
- Generous Plot
- Three Bedrooms
- Circa 1452 Square Feet
- Open Plan Dining Kitchen
- Large Wrap-Around Garden
- Attached Garage
- Driveway Parking







