

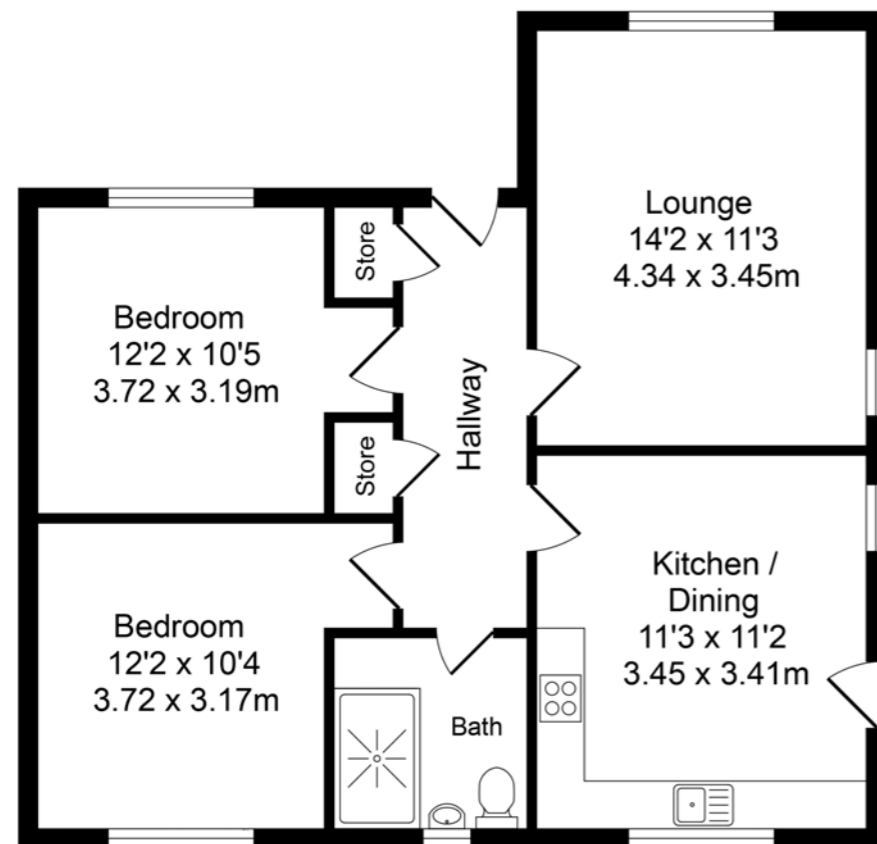


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Total Approx. Floor Area 675 Sq.ft. (62.7 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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

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 & Phillips are pleased to offer this charming two-bedroom semi-detached true bungalow, nestled in the sought-after Beaumont Crescent in Aughton, West Lancs.

This exclusive over-55's development offers a rare opportunity to purchase a property on a 70% shared ownership basis, with the remaining 30% owned by the Riverside Group. The property is ideally suited to those seeking a peaceful and well-maintained community with close proximity to essential amenities. Residents will enjoy easy access to local shops, healthcare services, and leisure facilities, while highly regarded schools and supermarkets are only a short distance away.

Aughton is renowned for its blend of countryside charm and suburban convenience, making it a highly desirable area to live in. Situated in West Lancashire, it boasts excellent transport links, including nearby Ormskirk Station, which offers direct rail services to Liverpool and Preston. For those commuting by car, the property is well positioned with easy access to major motorways such as the M58 and M6, ensuring connectivity to surrounding areas. The local area also benefits from beautiful parks, nature reserves, and a range of leisure activities, offering an appealing lifestyle for retirees.

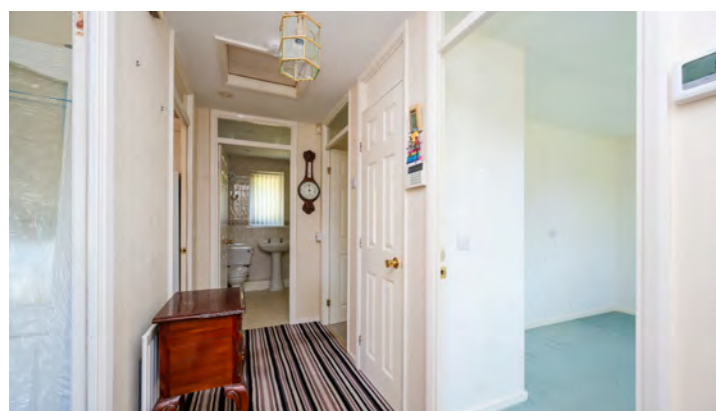
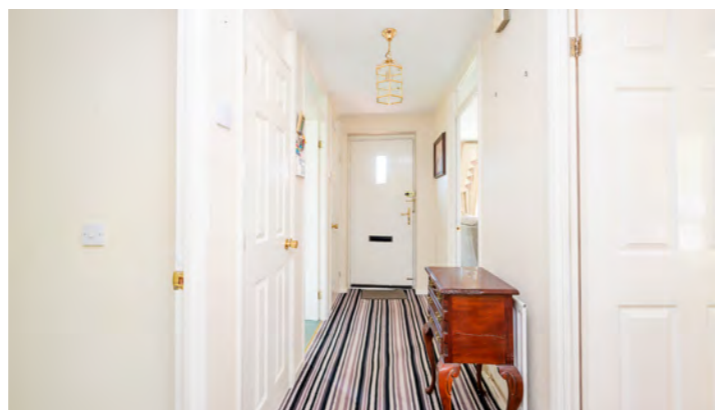
As you approach the bungalow, you are greeted by an attractive frontage with a well-kept lawn and paved pathway leading to the entrance. The exterior of the property is well-maintained and offers ample curb appeal with its neutral brickwork and contemporary design. The property's position within this quiet crescent ensures privacy and tranquillity, making it an ideal retreat for those seeking a peaceful environment.

Upon entering the property, the ground floor opens into a spacious and bright living room, offering ample space for both relaxation and entertaining. The large dual-aspect windows allow for plenty of natural light, creating a warm and welcoming atmosphere. The fitted kitchen is equally impressive, offering a range of wall, base, and tower units, along with integrated appliances. It is the perfect space for preparing meals and includes modern fittings, designed with both style and functionality in mind. The ground floor is completed by a modern bathroom, which features a full-size bath with overhead shower, WC, and washbasin.

The property boasts two generously sized bedrooms, both of which are neutrally decorated to a high standard. Each bedroom benefits from integrated storage solutions, making them practical as well as stylish. The master bedroom offers plenty of space for additional furnishings, while the second bedroom could easily serve as a guest room, study, or hobby room. The modern family bathroom is easily accessible from both bedrooms, enhancing the overall layout of the home.

Externally, the rear garden provides a private and peaceful outdoor space, not directly overlooked and perfect for relaxing or hosting gatherings. The garden features a central lawn bordered by mature shrubs and plants, with a spacious patio area ideal for outdoor dining or enjoying the fresh air. Additional benefits include a shed for storage, and the space offers potential for further landscaping or personalisation to suit the new owner's tastes.

This desirable property offers an exceptional living experience within a friendly and well-regarded community. The shared ownership scheme provides a unique and affordable opportunity to invest in a high-quality home, with all the benefits of a freehold property. Double glazing and modern central heating throughout ensure comfort and energy efficiency, making this bungalow ready to move in and enjoy.





KEY FEATURES

- Charming Semi-Detached True Bungalow
- Two Bedrooms
- Circa 675 Square Feet
- 70% Shared Ownership
- Over 55's Development
- Fitted Kitchen
- Private and Peaceful Rear Garden
- Excellent Location



