

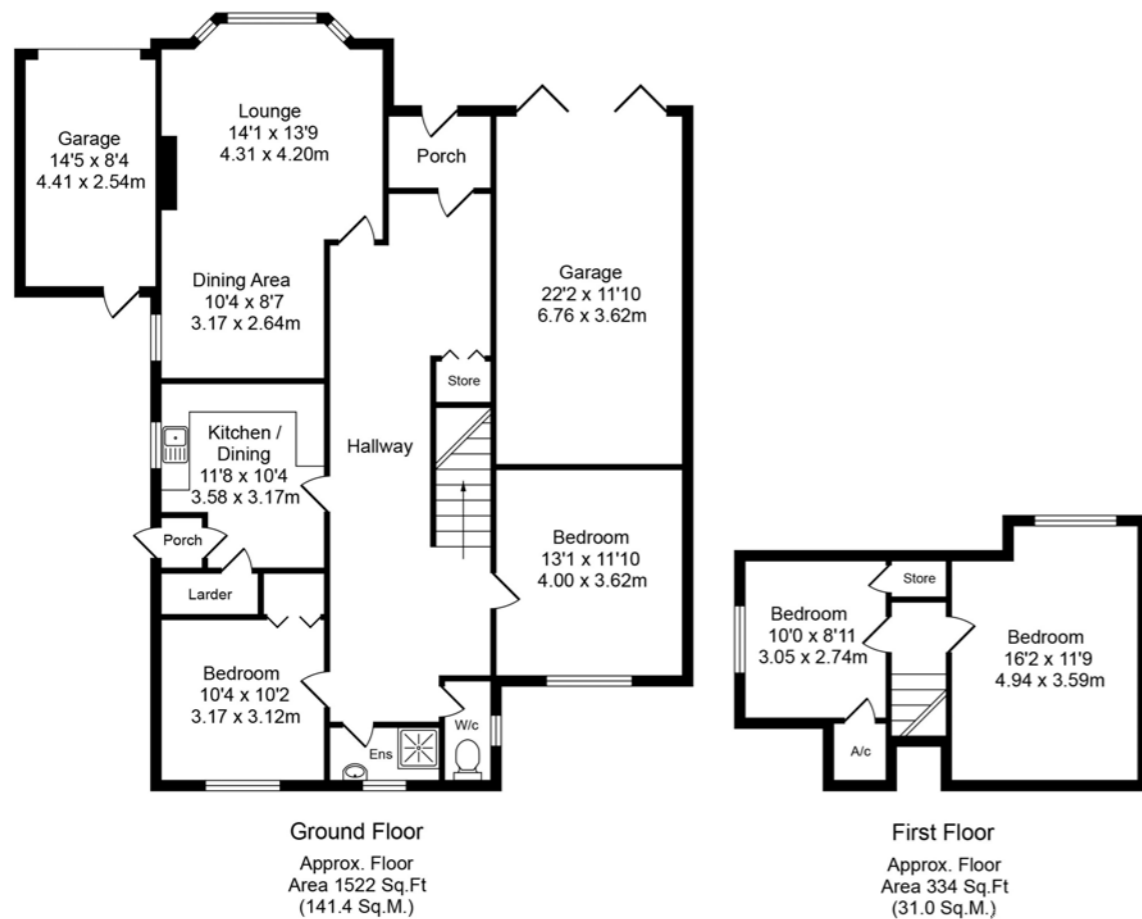


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 1856 Sq.ft. (172.4 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 present this four-bedroom semi-detached dormer bungalow, set within the exclusive and highly sought-after development of 'The Serpentine' in Aughton, West Lancs. Situated on a quiet residential road, this property offers an exceptional opportunity for those seeking a spacious and versatile home with abundant potential. Approached via a private driveway and complemented by two garages, the home extends across 1,856 square feet, providing ample space for family living and the chance to create a truly unique and modern interior with a bit of cosmetic updating.

From the moment you arrive, the charm of this property is clear. The exterior offers a classic, understated appeal, with a well-tended front lawn providing a pleasant approach to the property. The driveway provides off-road parking for multiple vehicles, while the dual garages are a practical addition for further storage or even a workshop, catering to a variety of needs.

Stepping inside, you're greeted by a spacious hallway that offers immediate access to the main living areas. The ground floor accommodates two sizeable bedrooms, both featuring good proportions and positioned for convenience. The main living room, situated at the front of the home, is filled with natural light thanks to the large picture bay window. This room feels open yet cosy, with a feature fireplace providing a focal point for the space, perfect for unwinding in front of during colder months. The living area seamlessly flows into the adjoining dining space, creating a comfortable setting for family meals or entertaining. The generous proportions of these rooms ensure there's plenty of flexibility to arrange the furniture to suit your style and lifestyle needs. To the rear, the dining kitchen is notably large and functional, offering a wealth of cupboard space and a spacious worktop area. With its ample room for meal preparation, this kitchen could easily be modernised into a contemporary, open-plan living area, making it the heart of the home. Whether you envision a sleek modern kitchen or something with a more traditional touch, the space is available to create it.

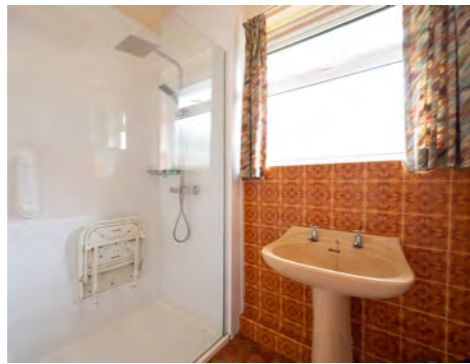
Upstairs, the first-floor features two further well-proportioned bedrooms. Both rooms enjoy pleasant views over the surrounding area, offering a tranquil and private atmosphere. These rooms are ideal for children, guests, or even as a home office, offering flexibility to adapt the home to your current and future needs. The upstairs space provides additional storage options, helping to keep the living areas clutter-free.

The rear garden is another of this property's key highlights. Completely private and not overlooked, it features a central lawn bordered by established trees and shrubs, creating a serene and peaceful environment. The patio terrace is perfectly suited for outdoor dining and gatherings, offering plenty of room for seating and making it an ideal spot to enjoy the warmer months. There's also space for those who love to garden, with room to expand the existing planting areas or create your own vegetable patch.

In terms of location, this home couldn't be better placed. Aughton is known for its quiet, leafy surroundings and strong sense of community, making it highly desirable for families and professionals alike. The Serpentine is a peaceful development, but you're never far from essential amenities. Local schools are positioned close by and are highly regarded, while Ormskirk's bustling town centre is just a short drive away, offering a range of shops, restaurants, and cafes. For those needing to commute, excellent transport links are close by, with Aughton Park and Town Green railway stations providing easy access to both Liverpool and Manchester.

This property represents a unique opportunity for buyers looking to create their ideal home. With its generous proportions, adaptable layout, and prime location, it's easy to see the potential this house has to offer. An internal inspection is highly recommended to fully appreciate the scope and versatility of this dormer bungalow, and with some thoughtful modernisation, this could truly become a fantastic family home or luxury downsize.





KEY FEATURES

- Semi-Detached Dormer Bungalow
- Four Bedrooms
- Circa 1856 Square Feet
- Dining Kitchen
- Established Rear Garden
- Driveway Parking
- Two Garages
- Highly-Desirable Location



