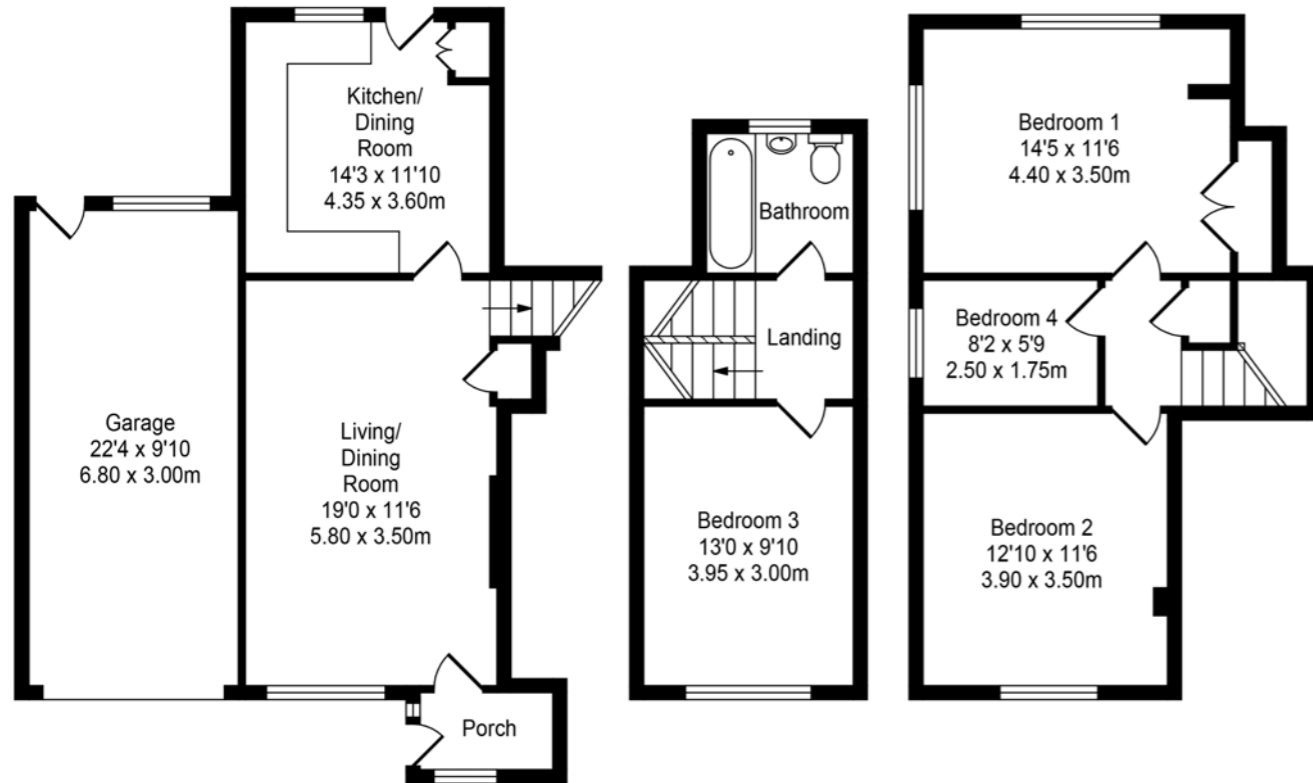




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
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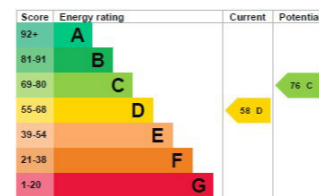
Total Approx. Floor Area 1281 Sq.ft. (119.01 Sq.M.)

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.



We are delighted to present this attractive four-bedroom link-detached property located on the highly sought-after Delph Park Avenue in Aughton, West Lancs.

This attractive home offers an exceptional opportunity to acquire a spacious and well-appointed property in a desirable residential area. Positioned close to a wealth of local amenities, including shops, highly regarded schools, and leisure facilities, this property is ideal for families and professionals alike. With off-road parking and a generously sized integrated garage, the property offers both convenience and comfort.

Aughton is an incredibly appealing location, known for its peaceful surroundings and close-knit community feel. The village offers a range of conveniences while maintaining a countryside charm, with scenic walks and green spaces just a stone's throw away. For commuters, Aughton provides excellent transport links, with easy access to both Ormskirk and Liverpool via the local train stations. Additionally, the nearby motorway network, including the M58, ensures convenient travel to major cities such as Manchester and Preston, making this an ideal location for those seeking tranquillity without sacrificing connectivity.

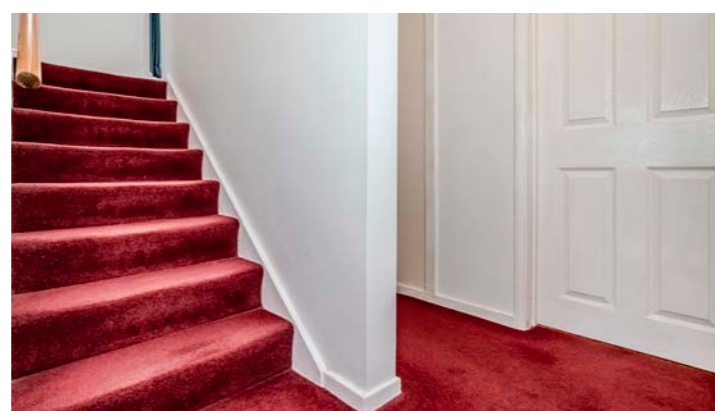
The exterior of the property is equally impressive, with a neat and welcoming frontage that includes a paved driveway. The attractive facade of this link-detached home, paired with its spacious garage, enhances its curb appeal. The approach to the property is both practical and aesthetically pleasing, framed by well-maintained gardens to the front, giving an inviting first impression.

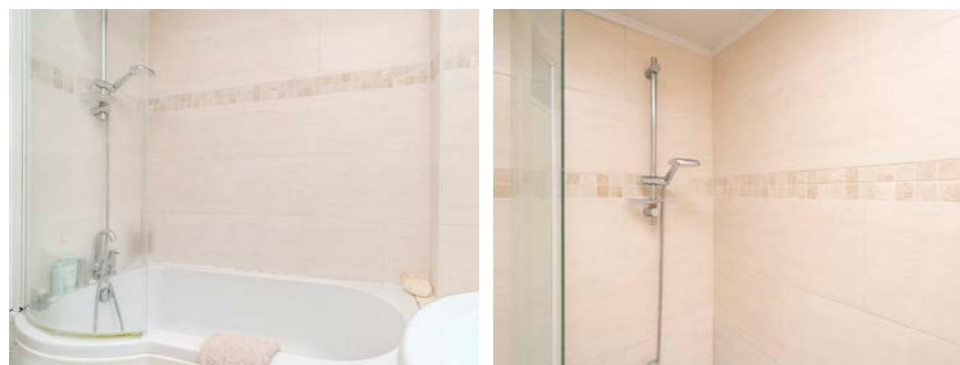
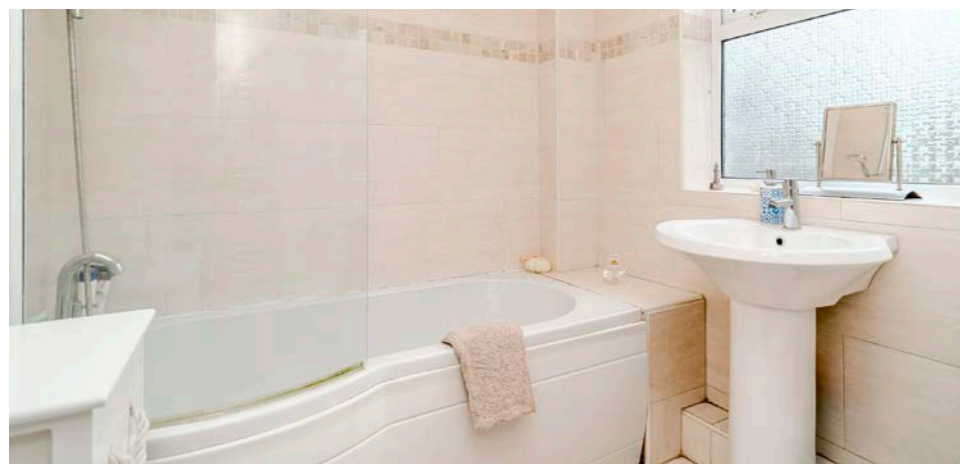
Upon entering the property, the ground floor opens into a large main reception room, centred around a charming feature fireplace, creating a warm and welcoming atmosphere. Towards the rear of the property, you'll find a spacious fitted kitchen, designed with practicality in mind. The kitchen offers an array of fitted wall, base, and tower units, alongside integrated appliances and ample space for family dining.

The first floor of the property includes a spacious double bedroom, neutrally decorated, and a modern family bathroom fitted with high-quality fixtures and fittings, complemented by a fully tiled design. Moving up to the second floor, there are three further bedrooms—two of which are generous doubles, and one single—each offering ample space for rest and relaxation. The layout of this home provides versatility and comfort for any growing family or those in need of extra space for home offices or guest rooms.

The rear of the property boasts a well-tended garden of particularly generous proportions. This outdoor space is perfect for entertaining or simply enjoying the peaceful surroundings, with a large lawn area bordered by painted timber fencing, mature plants, and shrubs.

Approaching 1,300 square feet and enjoying gas central heating and double glazing throughout, this vibrant property also offers the possibility of further enhancing the garden space with outbuildings or additional development, subject to obtaining the relevant planning consent. Internal inspection is highly advised to fully appreciate all on offer within.





KEY FEATURES

- Attractive Link Detached Property
- Three Storey
- Four Bedrooms
- Spacious Lounge
- Dining Kitchen
- Good Sized Rear Garden
- Driveway Parking
- Garage
- Close to Amenities
- Desirable Location

