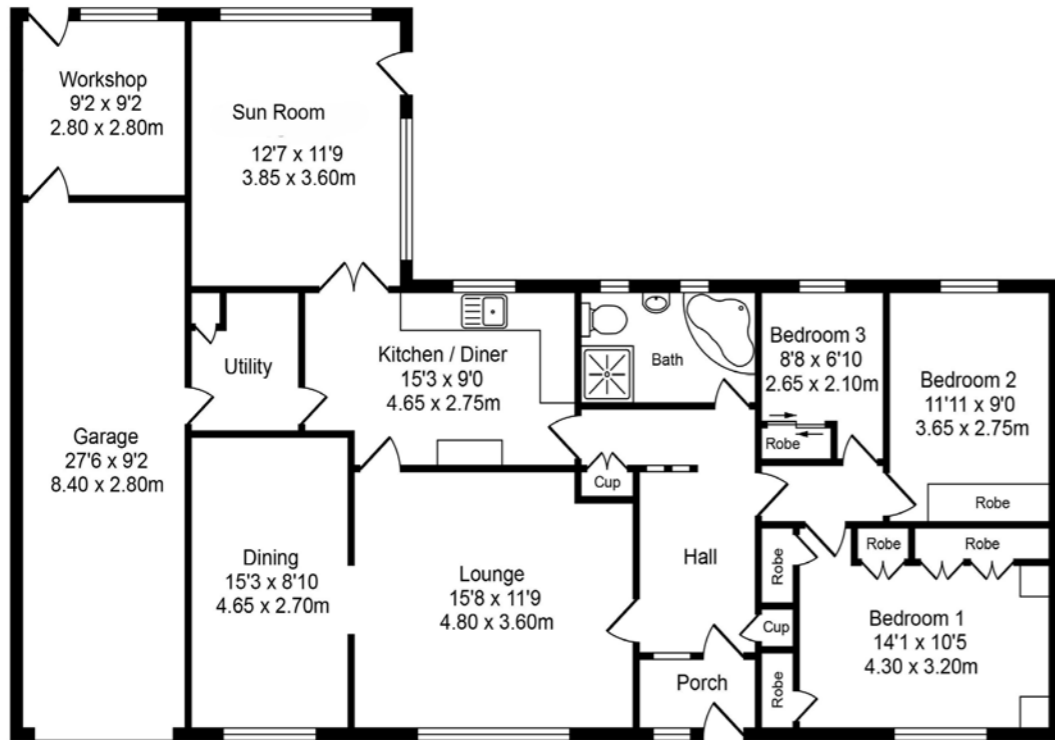




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1624 Sq.ft. (150.9 Sq.M.)

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

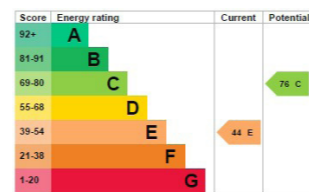


Approx. Floor Area 1624 Sq.Ft (150.9 Sq.M.)



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

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 excited to offer this spacious three/four-bedroom detached true bungalow, situated on the sought-after Westhaven Crescent in Aughton, West Lincs. Set within a substantial plot, this extended bungalow offers generous living spaces, ideal for families or those seeking a luxury downsize. With plenty of off-road parking and an integrated double garage, the property offers practicality as well as potential, making it a great opportunity for buyers who appreciate the balance between space, function, and the possibility for future improvement.

Approaching the property, the first thing you'll notice is the well-tended front garden, which adds a welcoming feel to the home. The ample off-road parking leads directly to the double garage, providing not only space for vehicles but also additional storage or workshop potential. The home itself has a simple yet attractive exterior, with its extended structure blending into the overall design, hinting at the spaciousness that awaits inside.

Stepping into the bungalow, you are greeted by a wide hallway that offers immediate access to the different areas of the home. The living room is bright and generously proportioned, making it an ideal space to relax or entertain. The neutral décor throughout this area and the other living spaces allows you to easily envision how the home could be personalised to suit your own style. A second living area is similarly light and spacious and, given its size, could be converted into a fourth bedroom if needed—an option that many neighbouring properties have taken advantage of.

The existing layout provides a flexible space that could be tailored to suit various lifestyles, from a growing family to those seeking additional space for guests or a home office. The kitchen, centrally located within the home, features a range of fitted units and integrated appliances, offering a functional space for everyday cooking. Adjacent to the kitchen is a handy utility room, perfect for keeping household tasks out of sight. The kitchen is practical and efficient, though it would benefit from modernisation, making it an exciting prospect for those looking to design their dream kitchen. The utility room adds further storage and could easily be adapted for additional appliances, further enhancing the functionality of the home.

The bungalow boasts three comfortable bedrooms, all of which benefit from integrated storage, making the most of the available space. Each room is well-proportioned, with the two larger bedrooms offering ample room for double beds and additional furniture. The third bedroom, though slightly smaller, would still comfortably serve as a guest room or office. The overall design of the sleeping quarters ensures that the home could easily accommodate a family or visiting relatives. Centrally located, the family bathroom is spacious and equipped with a corner bath, separate shower, WC, and wash hand basin, all finished in a traditional style. Like the rest of the property, it presents an opportunity for updating to suit modern tastes.

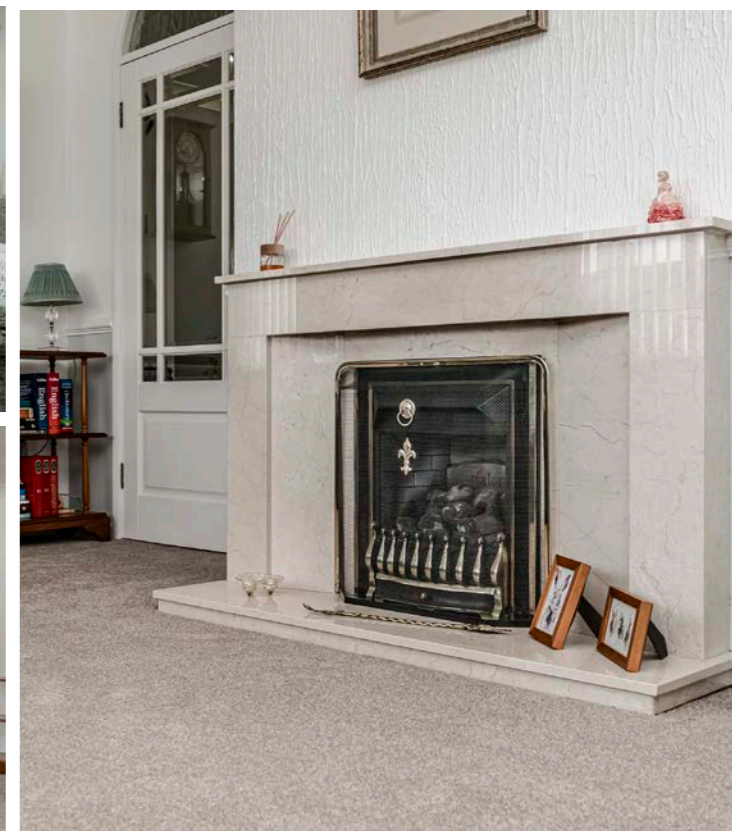
Outside, the rear garden is a true standout feature. Not overlooked and offering a high degree of privacy, the garden is beautifully maintained, with established trees, plants, and shrubs creating a tranquil outdoor space. A large patio terrace wraps around the property, providing an ideal area for outdoor seating and dining. The expansive lawn area extends beyond, offering plenty of room for children to play, or for those with green fingers to further develop the garden's potential. The size of the plot ensures there is ample space for further landscaping or perhaps even future extensions, subject to planning permissions. The property also benefits from a large loft, offering additional development potential for those looking to expand the living space in the future.

Located in the desirable area of Aughton, this home is perfectly positioned for access to local amenities. There are a number of well-regarded schools in the vicinity, making this an ideal location for families. For commuters, transport links are excellent, with nearby access to the A59 and rail services into Liverpool, Preston, and beyond. Local shops, restaurants, and leisure facilities are just a short drive away, while the surrounding area provides a peaceful, suburban lifestyle with all the conveniences of modern living close at hand.

Extending to 1,624 square feet, this detached bungalow presents a wonderful opportunity for buyers looking for a property that combines space, flexibility, and potential. While the home would benefit from cosmetic modernisation, its solid structure and generous layout make it a compelling option for those seeking to create a long-term family home. With gas central heating, double glazing throughout, and plenty of scope for further development, this is a property that could grow and adapt with its new owners.

Early viewing is highly recommended to fully appreciate the potential of this impressive bungalow.





KEY FEATURES

- Spacious Detached True Bungalow
- Three Bedrooms
- Circa 1624 Square Feet
- Substantial Plot
- Good Sized Lounge/Dining Room
- Kitchen Leading to Second Reception Room
- Expansive Private Rear Garden
- Driveway Parking
- Double Garage and Workshop
- Desirable Location





