



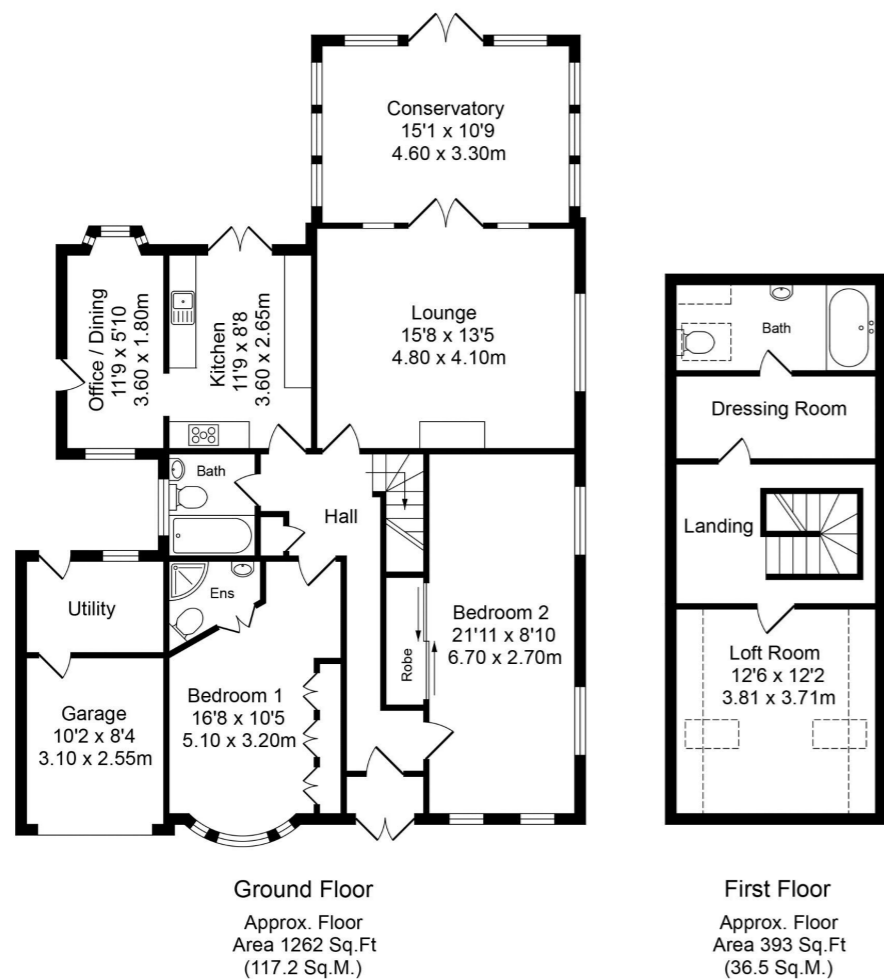
Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

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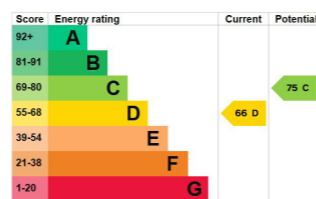
Total Approx. Floor Area 1655 Sq.ft. (153.7 Sq.M.)

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



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 pleased to present this versatile two bedroom detached dormer bungalow, plus loft rooms, positioned within the sought-after Hallmoor Close in Aughton, West Lancs. This charming property offers an impressive 1,655 square feet of adaptable living space, making it an excellent choice for a range of buyers, from growing families to those looking to downsize without compromising on space. With its private setting, convenient layout, and significant potential, this is a home that invites personalisation while remaining move-in ready.

Set back from the road, the property is approached via a private driveway with ample off-road parking for multiple vehicles. The frontage is neatly maintained, with a subtle elegance that complements the quiet yet desirable location. The attached garage is easily accessible from the front, offering practicality alongside additional storage or the potential for conversion into further living space, subject to requirements.

Stepping into the home, the ground floor is thoughtfully laid out to maximise both functionality and comfort. At the heart of the property is a generously sized central lounge, an inviting space that is perfect for everyday living or hosting gatherings. Adjoining the lounge is a bright garden room conservatory, providing a seamless connection to the rear garden. This versatile addition works well as a relaxing retreat or even a hobby space, with its views over the garden adding to its charm. The fitted dining kitchen is both practical and well-equipped, with an array of wall, base, and tower units offering ample storage. Integrated appliances enhance its usability, while the adjoining dining room or potential home office provides flexibility for day-to-day living. This secondary room is perfect for families requiring a dedicated workspace or those who enjoy hosting meals in a more formal setting. Towards the front of the property, two spacious double bedrooms are positioned to offer both privacy and convenience. The main bedroom benefits from modern en-suite bathroom facilities and fitted wardrobes, ensuring a comfortable and practical arrangement. The second bedroom is equally appealing, offering generous proportions that can easily accommodate various furniture configurations. Completing the ground floor is an attached utility room adjoining the garage, a valuable feature for keeping household tasks out of the main living areas.

The first floor of the property offers an expansive loft room, a flexible space that could be used as a guest room, home office, or additional lounge area. Adjacent to this is a spacious dressing room and an adjoining bathroom, creating a private and self-contained area that could be ideal for visiting family or teenagers seeking their own space.

Externally, the rear garden is a highlight of this home. Private and beautifully established, it is a tranquil retreat that combines practicality with visual appeal. The centrally turfed lawn is bordered by mature trees, plants, and shrubs, creating a low-maintenance yet lush environment. Surrounding the property, the ample patio terrace offers multiple seating areas, making it an ideal space for outdoor meals, social gatherings, or simply enjoying the peaceful surroundings.

Located within the highly regarded area of Aughton, the property benefits from a strong sense of community while remaining well-connected. Excellent local schools, including both primary and secondary options, are just a short distance away, making this an appealing location for families. For commuters, Aughton's convenient transport links include nearby train stations offering direct routes into Liverpool and beyond, as well as easy access to major road networks. The area is also home to a range of local amenities, from shops and cafes to leisure facilities and green spaces, ensuring all the essentials are within easy reach.

While the property would benefit from some cosmetic modernisation, its potential is immediately evident. With its adaptable layout, quality features, and desirable location, this is a home with the flexibility to meet a variety of needs while offering the opportunity to add your own personal touch.

Viewing is highly recommended to fully appreciate the scope and charm of this property.





KEY FEATURES

Charming Detached Dormer Bungalow

Two Spacious Bedrooms and a Loft Room

Circa 1655 Square Feet

Generously-Sized Lounge

Light and Bright Garden Room

Dining Kitchen

Well Established Rear Garden

Driveway Parking

Garage

Popular Location







