



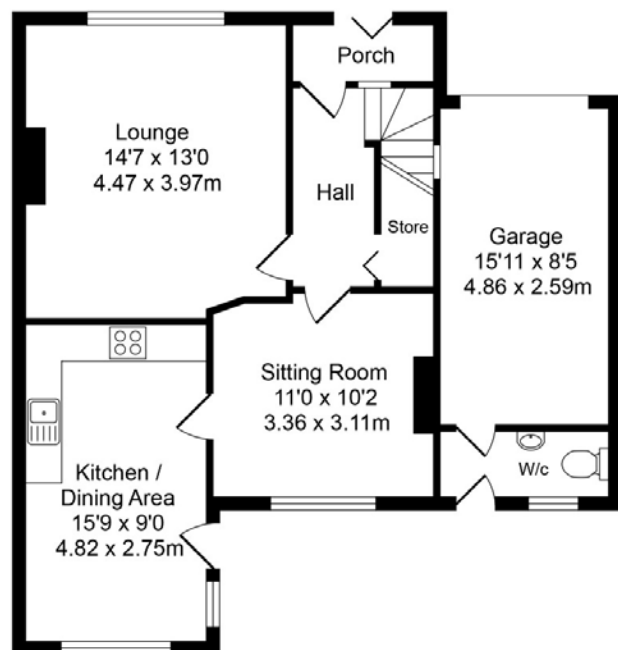
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Chorley: 01257 241173

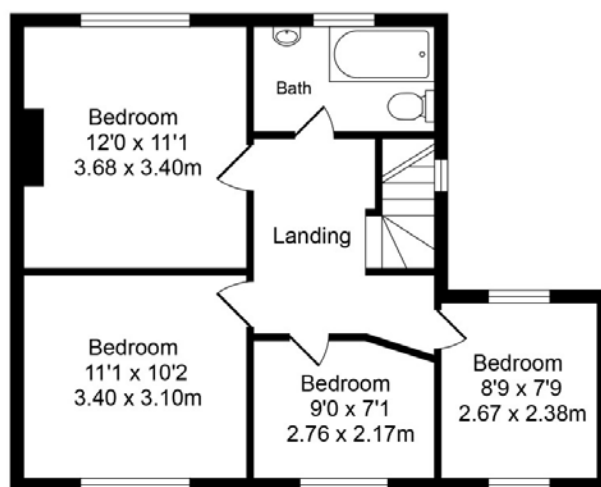
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1251 Sq.ft. (116.2 Sq.M.)

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



Ground Floor
Approx. Floor Area 716 Sq.Ft (66.5 Sq.M.)

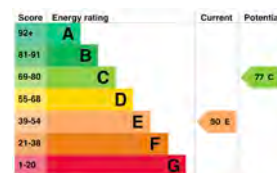


First Floor
Approx. Floor Area 535 Sq.Ft (49.7 Sq.M.)



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.



THE LUXURY PROPERTY SPECIALISTS

Long Lane, Aughton

A&P

Arnold and Phillips are delighted to bring to market this beautifully presented four-bedroom semi-detached home in the sought-after village of Aughton. Situated on a peaceful residential street, this home offers excellent access to local amenities, making it ideal for families, professionals, or anyone looking to embrace a relaxed lifestyle within reach of all essentials.

The ground floor has been thoughtfully arranged to maximise space and flow, making it ideal for both everyday living and entertaining. The main lounge is a wonderfully cosy yet spacious room, featuring a focal fireplace and large windows that provide a pleasant view of the front garden. This space is perfect for unwinding after a busy day or gathering with loved ones. Adjacent to the lounge is the kitchen and dining area that is sure to be the heart of the home. The kitchen is equipped with sleek, high-quality worktops, and integrated appliances, providing everything you need for cooking and hosting with ease. The dining area comfortably accommodates a large table.

Upstairs, the property continues to impress with four generously sized bedrooms, each offering a unique appeal. The principal bedroom is a standout, providing ample space for a king-sized bed and additional furniture. The second bedroom is equally spacious and would make an excellent guest room or secondary main bedroom. The third and fourth bedrooms, while slightly smaller, are still comfortably proportioned, offering flexibility to be used as children's rooms, a home office, or even a snug. The family bathroom benefits from a three-piece suite with separate bath, toilet, and wash hand basin.

Outside, the rear garden offers a peaceful retreat with plenty of potential for outdoor enjoyment. A combination of patio and lawn areas means there is space for outdoor seating, children's play equipment, or perhaps a garden project for green-fingered enthusiasts. The garden is fully enclosed, providing both privacy and safety, making it an ideal space for families or those with pets.

The location of this home in Aughton further adds to its appeal. This charming village is renowned for its picturesque surroundings and community feel. Local amenities are within easy reach, including well-regarded schools, independent shops, and larger supermarkets. For those who commute, excellent transport links are nearby, with the M58 motorway offering straightforward access to surrounding towns and cities, while Aughton Park train station provides regular services to Liverpool and beyond. For leisure, the area is rich with options, from scenic walks in the nearby countryside to cosy local pubs and cafés.

Whether you're looking for room to grow, a quiet retreat, or a base with fantastic connectivity, this home offers it all. If you'd like to know more about this property or arrange a viewing, please don't hesitate to get in touch.

