

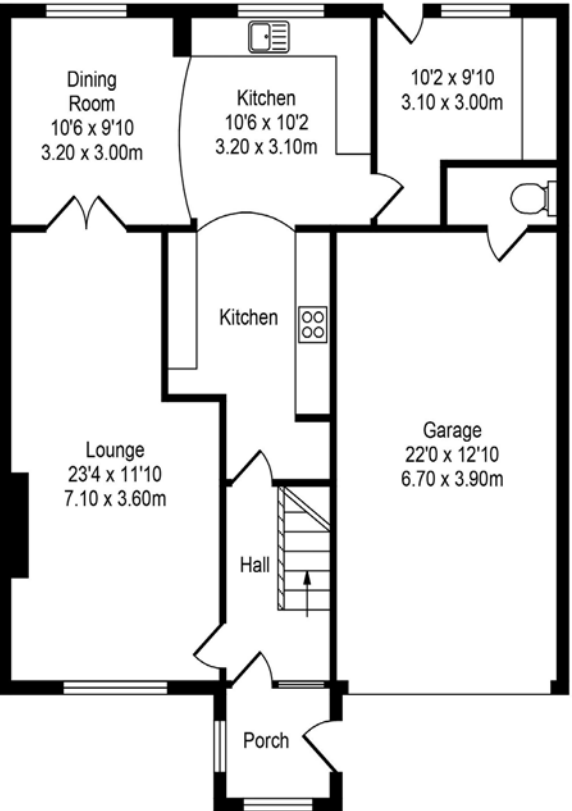


Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
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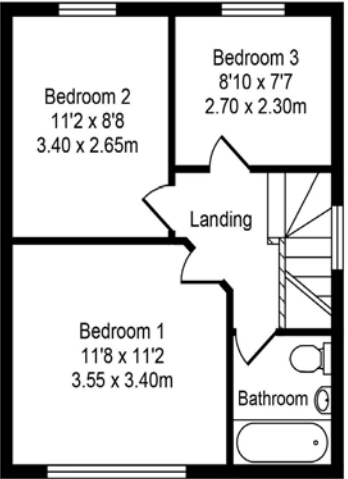
ARNOLD & PHILLIPS
 ESTATE AGENTS

Total Approx. Floor Area 1475 Sq.ft. (137.07 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 1071 Sq.Ft (99.12 Sq.M.)



Approx. Floor Area 1071 Sq.Ft (37.95 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

Gore Drive, Aughton

A&P

Arnold and Phillips are delighted to present this charming three-bedroom semi-detached family home, nestled along the sought-after Gore Drive in the heart of Aughton, West Lancashire. Situated in a highly desirable residential area, this home offers a blend of practicality, modern design, and functionality, making it ideal for growing families or professionals looking to settle in a well-connected and thriving community.

The property is set back from the road and accessed via a private driveway, which offers ample off-road parking. The frontage is both neat and welcoming, with the added benefit of an integrated garage providing excellent storage or further parking options. Stepping through the front door, you are greeted by a light and airy entrance hallway that sets a pleasant tone for the rest of the home, with its neutral decor and understated elegance.

To the left of the hallway, the main living room is a spacious and inviting area, designed to feel warm and comfortable while maintaining a contemporary style. Centred around a sleek modern feature fireplace, this room provides a perfect space for family relaxation or entertaining friends. The proportions of the living room allow for versatile furniture arrangements, ensuring it can be tailored to suit individual preferences.

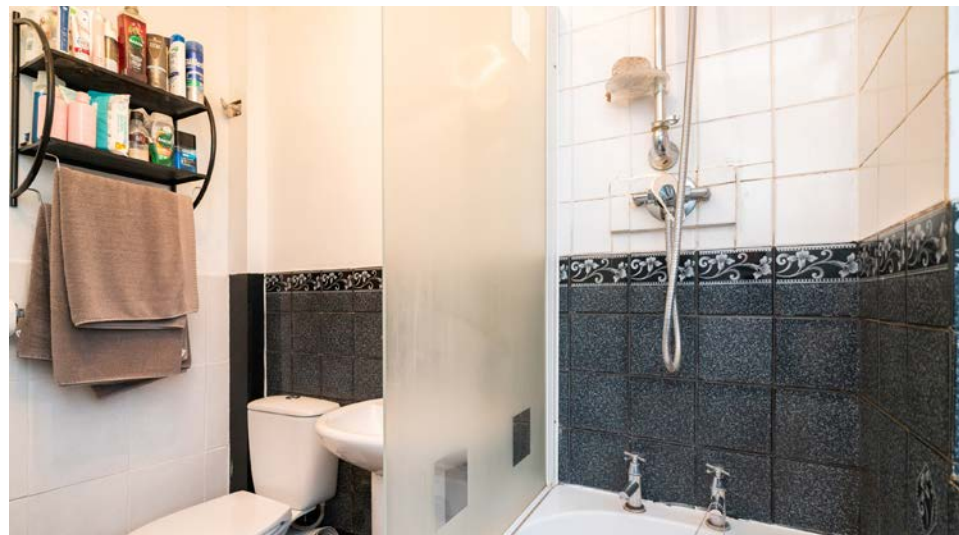
Towards the rear of the property, the open-plan dining kitchen is undoubtedly the heart of the home. With a generous range of wall, base, and tower units, this modern kitchen is both stylish and practical, featuring integrated appliances to streamline daily life. The layout flows seamlessly into a well-sized dining area, ideal for everyday family meals or hosting gatherings. On the practical side, the kitchen also connects to a multi-functional utility room and a convenient downstairs WC, keeping everything you need within easy reach while maintaining a clean and uncluttered feel throughout the space.

Moving upstairs, the first floor offers three well-proportioned bedrooms, each thoughtfully designed to maximise comfort. Two of the bedrooms are double in size, offering plenty of room for larger furniture, while the third bedroom is a versatile space that could serve as a nursery, home office, or guest room. All three bedrooms are neutrally decorated, creating a blank canvas for the new owners to personalise. The family bathroom is contemporary and fully tiled, featuring a bath with an overhead shower, a WC, and a wash hand basin, providing a fresh and functional space for daily routines.

The outdoor areas of the property are just as appealing as the interior. The rear garden is a private retreat, not overlooked by neighbouring homes, offering a sense of tranquillity that is hard to find in suburban living. A spacious patio terrace provides an ideal spot for outdoor seating and dining during the warmer months, while the turfed lawn is perfect for children to play or for those with a green thumb to cultivate. The garden is framed by timber fencing and enhanced with a variety of plants and shrubs, adding character and charm to the space.

The location of this home further enhances its appeal. Aughton is a thriving village known for its excellent amenities, including highly regarded schools, a range of local shops, and convenient transport links. The property is within easy reach of Ormskirk town centre, where you'll find a bustling market, larger retail outlets, and a selection of eateries. For commuters, Aughton benefits from excellent road and rail connections, with nearby Town Green and Aughton Park railway stations providing direct links to Liverpool and beyond. The surrounding area also offers an abundance of leisure opportunities, from picturesque walking trails to golf courses, ensuring there is something for everyone.





KEY FEATURES

Garden Fronted Semi
Detached Property

Three Bedrooms
(Two Doubles, One
Single)

Circa 1475 Square Feet

Spacious Lounge

Modern Kitchen Diner

Good Sized Rear Garden

Ample Driveway Parking

Attached Garage

Sought After Location

