



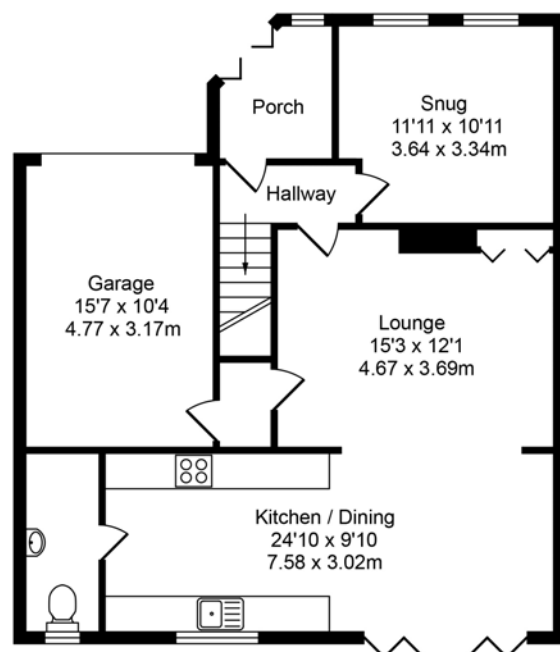
Ormskirk: 01695 570102  
Southport: 01704 778668  
arnoldandphillips.com

Parbold: 01257 442789  
Chorley: 01257 241173

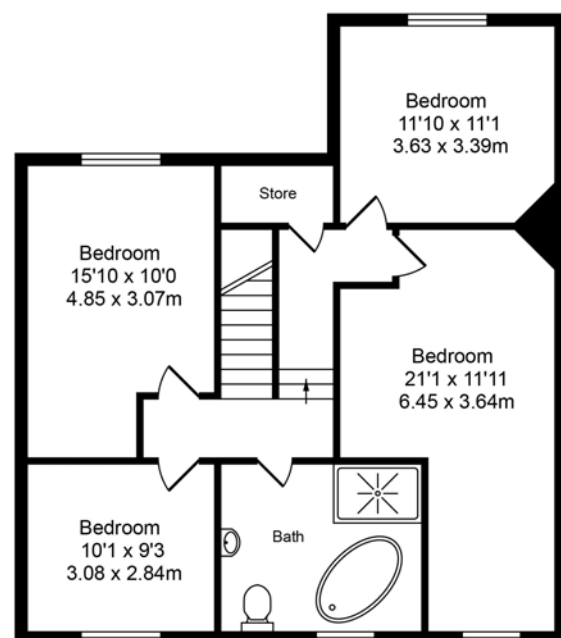
ARNOLD & PHILLIPS  
ESTATE AGENTS

## Total Approx. Floor Area 1900 Sq.ft. (176.5 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 896 Sq.Ft (83.2 Sq.M.)

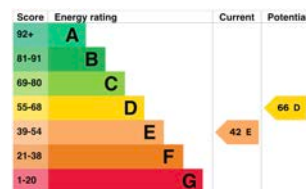


First Floor  
Approx. Floor Area 850 Sq.Ft (79.0 Sq.M.)



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](http://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

Booths Lane, Aughton

A&P



Tucked away along a tranquil country lane in rural Aughton, this captivating semi-detached residence offers a unique blend of charm and privacy. The property enjoys a fantastic position with stunning open views from every window, creating a serene atmosphere.

Superbly situated, this attractive home boasts four generously sized bedrooms and an abundance of living space, extending to over 1,700 square feet. It occupies a prime spot on the sought-after Booths Lane, with delightful open aspects to both the front and rear. Conveniently located, it is just a short drive from Ormskirk, which offers a wealth of local amenities. Additionally, it falls within the catchment area for several highly regarded primary and secondary schools, making it an ideal family home that offers a unique lifestyle in a picturesque countryside setting.

Upon entering, you'll discover a lovely flow of accommodation, finished with tasteful decor and high-quality fixtures throughout. Highlights include an inviting entrance porch, a welcoming reception hallway, a cosy sitting room/snug, and a spacious lounge featuring wooden flooring and a charming wood-burning stove. This area opens seamlessly into a large, open-plan family dining kitchen and living space, creating an exceptional environment for entertaining and family gatherings. This delightful space takes full advantage of the stunning open aspects, with bi-fold doors leading out to an expansive decked patio. The kitchen itself is equipped with an array of high-quality wall and base units, ample workspace, butcher's block countertops, a Belfast sink, a range oven, and space for appliances. The ground floor also includes a convenient two-piece cloakroom/WC and integral access to the garage.

On the first floor, you'll find four well-proportioned bedrooms, all spacious, filled with natural light, and beautifully presented. The family bathroom features a stylish four-piece suite in classic white, complete with a low-level WC, pedestal wash hand basin, shower cubicle, and a freestanding bath.

Externally, the property boasts an uninterrupted outlook over the surrounding countryside and is not directly overlooked. A generous patio terrace provides an ideal spot for al fresco dining and entertaining, complemented by a timber garden shed, established borders, and well-maintained lawns. Additional paved patio areas enhance the appeal of this beautifully located country home. To the front, there is ample driveway parking and access to a single garage with power and lighting.

Rural Aughton offers a charming blend of countryside living and modern conveniences. This delightful area is characterised by its beautiful landscapes, featuring rolling fields and serene woodlands, making it an ideal setting for those who appreciate nature and a tranquil lifestyle.

Residents benefit from excellent accessibility to local amenities, with a selection of shops, cafes, and restaurants just a short drive away. The area is well-served by reputable primary and secondary schools, ensuring quality education for families. For commuters, Aughton provides convenient public transport links, including bus services and nearby train stations, facilitating easy access to Liverpool city centre and beyond, making it perfect for both work and leisure.

The sense of community in Aughton is strong, fostering a welcoming atmosphere that enhances the pleasant way of life. With its idyllic countryside surroundings and convenient access to urban facilities, rural Aughton truly embodies the best of both worlds. Internal inspection of this delightful family home in a wonderful location is highly recommended, and early viewing is essential to avoid disappointment.







KEY FEATURES

- Captivating Semi-Detached Home
- Four Spacious Bedrooms
- Circa 1746 Square Feet
- Large Open-Plan Family Dining Kitchen
- Beautiful Rear Garden
- Stunning Outlook Over Surrounding Countryside
- Ample Driveway Parking
- Single Garage









