

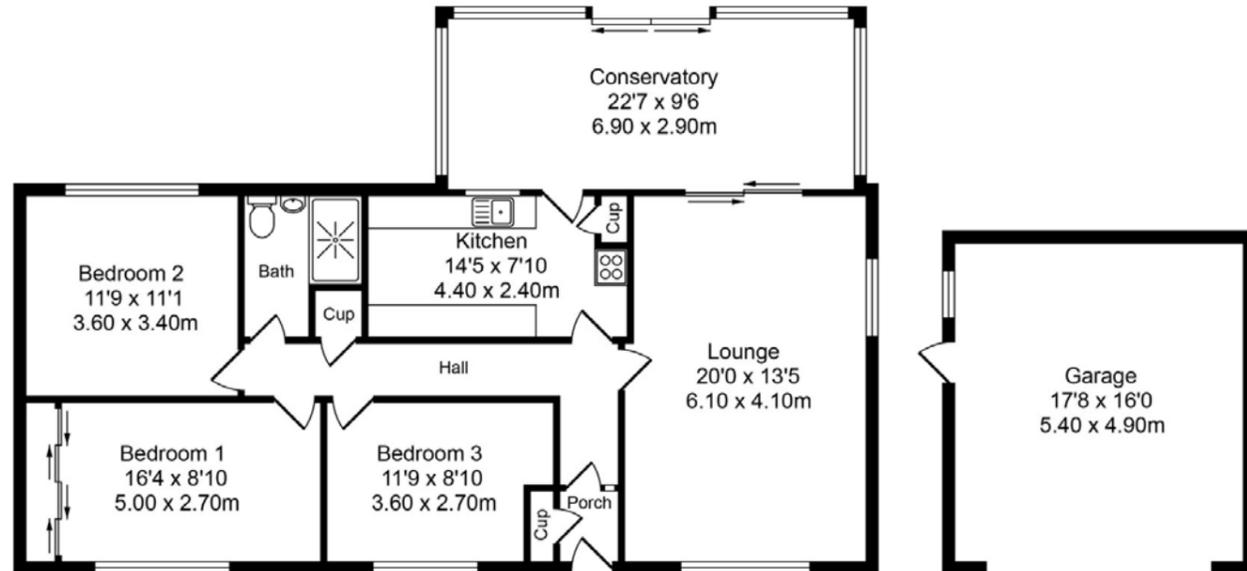


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 Southport: 01704 778668  
 arnoldandphillips.com

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**Total Approx. Floor Area 1458 Sq.ft. (135.5 Sq.M.)**

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



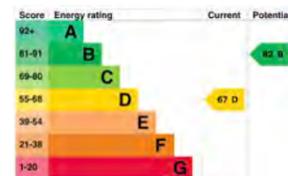
**Ground Floor**  
 Approx. Floor Area 1173 Sq.Ft (109.0 Sq.M.)

**Garage**  
 Approx. Floor Area 285 Sq.Ft (26.5 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.



Arnold and Phillips are delighted to present this charming three-bedroom bungalow, set within the highly sought-after area of Aughton, Ormskirk. Offering a versatile layout and a combination of practical living spaces with a touch of elegance, this home is perfectly suited for a variety of lifestyles.

Approaching the property, you're greeted by a welcoming frontage that is both private and well-kept. The driveway offers ample parking and leads directly to the double garage, ensuring convenience for both storage and vehicle access. The exterior of the property exudes an understated charm, with its neat presentation hinting at the comfort and functionality within.

Stepping inside, the entrance hall provides a warm welcome and sets the tone for the rest of the home. The spacious lounge is immediately notable for its generous proportions and comfortable layout, offering an ideal space to relax or entertain guests. This room has been thoughtfully designed to accommodate a variety of furniture arrangements without feeling cramped. The neutral décor throughout makes it easy to envision your own style within these walls, while subtle details add character to the space.

The kitchen, located at the back of the home, provides everything needed for everyday cooking and meal preparation. With plenty of cabinetry, work surfaces, and room for essential appliances, it strikes a balance between practicality and comfort. Adjacent to the kitchen, the conservatory stands out as a real highlight. Running along the back of the property, this stunning space seamlessly connects the indoors with the outdoors, offering panoramic views of the garden. Whether you use it as a dining area, an additional sitting room, or even a home office, the conservatory's flexibility and outlook make it a truly special feature.

The property's three bedrooms are well-sized and offer a range of options for use. Each bedroom feels inviting and adaptable, perfect for family members, guests, or creating your own dedicated hobby or work-from-home space. The family bathroom, conveniently located, provides a functional layout with all the essentials needed for modern living.

To the rear, the garden completes the appeal of this bungalow. The outdoor space is a real asset, offering a private setting to enjoy throughout the year. Whether you love gardening, need a safe place for children or pets to play, or simply want a quiet spot to unwind, this garden delivers. With room for outdoor furniture, it also lends itself well to hosting barbecues, social gatherings, or enjoying a morning coffee in the fresh air.

The location of this property in Aughton is truly one of its key selling points. Known for its strong sense of community and peaceful surroundings, this highly regarded area offers a wonderful balance of local convenience and countryside charm. Just a short distance away, you'll find an array of local amenities including shops, cafes, and essential services. Families will appreciate the proximity to reputable schools, while excellent transport links make commuting or visiting nearby towns and cities effortless. For those who enjoy outdoor pursuits, the area is surrounded by scenic walking routes and open spaces, perfect for weekend adventures or daily exercise.

This bungalow offers a rare opportunity to secure a comfortable, well-maintained home in an enviable location. Combining versatile living spaces with practical features like the double garage and beautiful conservatory, it provides everything needed to suit a variety of modern lifestyles. If you're searching for a property that feels welcoming from the moment you arrive, this home is certainly one to view.





KEY FEATURES

Charming Detached Bungalow

Three Bedrooms

Circa 1458 Square Feet

Spacious Lounge

Conservatory

Private Rear Garden

Ample Driveway Parking

Double Garage

Highly Sought-After Location



