



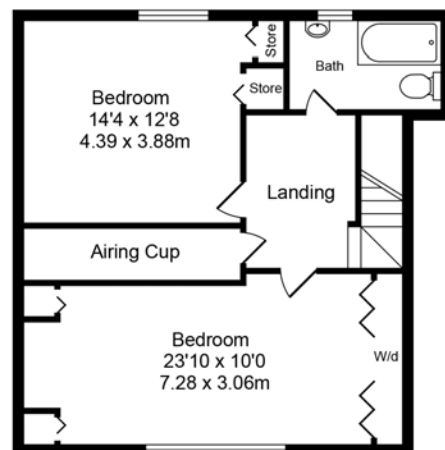
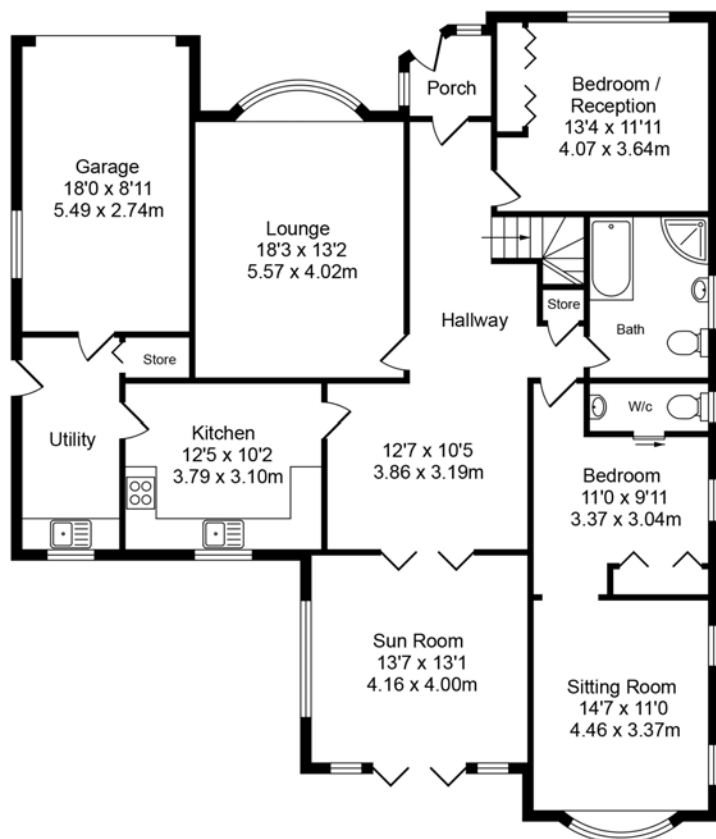
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ARNOLD & PHILLIPS  
ESTATE AGENTS

## Total Approx. Floor Area 2367 Sq.ft. (220.0 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: F

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

Prescot Road, Ormskirk

A&P



Arnold and Phillips are pleased to present this charming four-bedroom detached dormer bungalow, residing attractively along the well-regarded Prescott Road in Aughton, West Lancs. Situated on a generously sized, south-facing plot, this property spans nearly 2,400 square feet, offering ample space and functionality to suit a variety of lifestyles. With its mature gardens, sweeping in-and-out driveway, and substantial outdoor rear patio terrace, this home promises a welcoming and versatile retreat for families, couples, and anyone looking to put down roots in an area well known for its community and convenience.

From the moment you approach, the property stands out with its classic frontage, bordered by well-established trees and shrubs that offer a sense of privacy from the roadside. The in-and-out driveway allows for smooth, easy parking, accommodating several vehicles, and leads to an integrated garage – ideal for secure storage or additional parking. Entering the home, you're welcomed into a well-proportioned hallway that creates a sense of space and flow, setting the tone for the rest of the home.

The ground floor comprises a series of spacious, light-filled reception rooms, each with its own unique character and potential. Designed to take advantage of the property's south-facing position, these rooms capture natural daylight beautifully without being overstated, creating an inviting atmosphere in each space. The largest of these reception rooms would serve perfectly as a central family lounge or a formal sitting area, ideal for unwinding or hosting guests. Adjacent to this, the second reception room offers a slightly more private setting – this could work well as a home office, a snug, or even a media room depending on your lifestyle needs. The third reception room, which connects seamlessly with the main living spaces, is similarly flexible and could serve as a dining room, a playroom for younger families, or a larger office setup.

The heart of the home is the main kitchen, centrally located on the ground floor, offering a balanced layout with fitted wall, base, and tower units that provide generous storage and worktop space. Equipped with a range of integrated appliances, this kitchen will meet the needs of any home chef while maintaining an aesthetic that is both functional and adaptable. With a bit of personalisation, this kitchen could easily be transformed into a modern culinary space. Adjacent is a practical family bathroom with modern fittings, offering convenience for guests and family members alike.

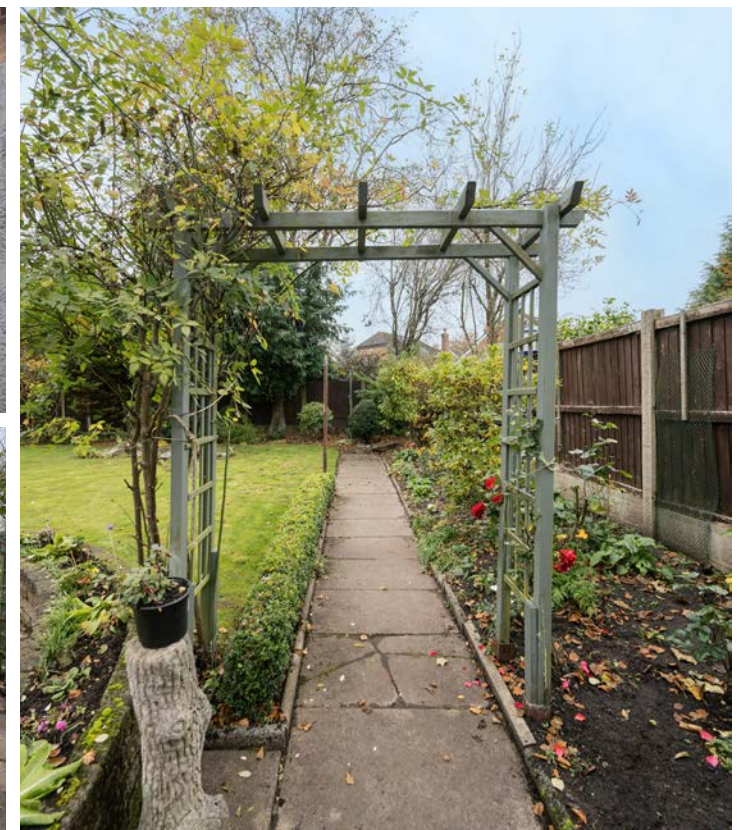
Two spacious ground-floor bedrooms are positioned towards the front of the property, each offering built-in wardrobe space to reduce clutter. The main bedroom also features its own en-suite bathroom, ensuring privacy and a touch of luxury. These rooms, much like the reception areas, benefit from natural light, enhancing their open and comfortable feel.

Moving upstairs, you'll find two additional double bedrooms. Both are tastefully decorated in neutral tones, offering flexibility for new owners to make these spaces their own. Each room includes storage facilities, making them ideal for use as guest bedrooms, children's rooms, or even a study or craft room depending on your needs. A second bathroom serves this floor, ensuring ease of access and privacy for those occupying the upper level.

The exterior of this home is equally appealing, with a beautifully landscaped garden that feels both private and expansive. A large patio terrace provides an excellent area for entertaining, dining, or simply enjoying time outdoors with family and friends, whatever the season. A well-kept, lush green lawn extends beyond the terrace, bordered by a variety of mature trees, plants, and shrubs, creating a peaceful and secluded environment. Whether you envision weekend barbecues, children's play areas, or a personal gardening sanctuary, the outdoor space offers endless possibilities to enjoy nature without leaving home.

Prescot Road itself is a sought-after address in Aughton, benefiting from proximity to both Ormskirk and the surrounding countryside. Families will appreciate the selection of nearby schools, both primary and secondary, as well as an array of amenities that include local shops, cafes, and recreational areas. For commuters, excellent transport links are available with Ormskirk station nearby, providing straightforward access to Liverpool and beyond. The M58 motorway is also within easy reach, offering connectivity across the region.

In all, this property presents a rare opportunity to own a substantial home in one of West Lancashire's desirable areas. With double glazing, gas central heating, and generous room proportions, this home is equipped with essentials for comfortable living, while also offering ample scope for cosmetic updates to suit modern tastes. An internal inspection is highly recommended to truly appreciate the flexibility and potential this property has to offer.







#### KEY FEATURES

Charming Detached Dormer Bungalow

Four Bedrooms

Circa 2367 Square Feet

Three Reception Rooms

Fitted Kitchen

Beautifully Landscaped Rear Garden

In & Out Driveway

Integrated Garage

South-Facing Plot

Sought-After Location





