

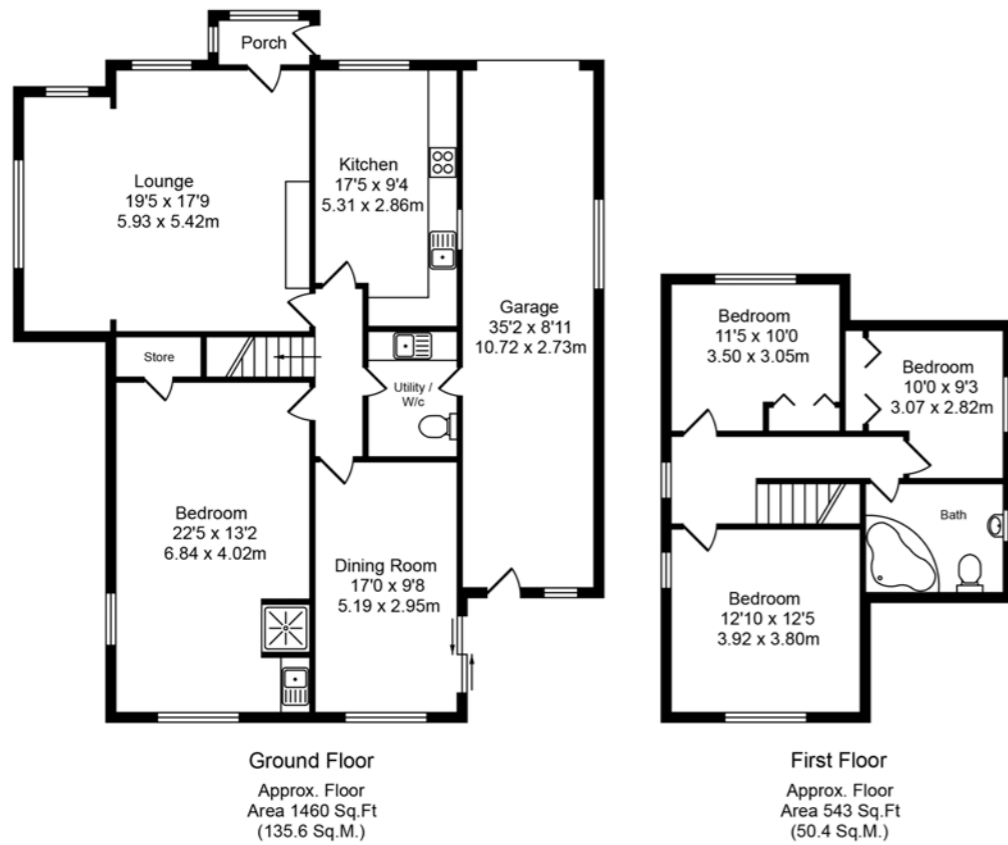


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

Haven Brow, Ormskirk
 Total Approx. Floor Area 2003 Sq.ft. (186.0 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: 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. 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 pleased to present this spacious and versatile four-bedroom detached family home, ideally situated along the sought-after Haven Brow in Aughton, West Lancs. With a generous internal footprint exceeding 2,000 square feet, this property offers an excellent opportunity for those looking to modernise and create their dream home while benefiting from a prime location in a well-regarded residential area.

Set back from the road, the home is approached via a spacious driveway that provides ample off-road parking and leads to an integrated triple garage. This substantial garage space presents exciting potential for conversion, whether as additional living accommodation, a home office, or even a dedicated annex, subject to the necessary permissions. The well-maintained front garden adds to the property's kerb appeal, with neatly manicured lawns and mature shrubs offering a welcoming first impression.

Stepping inside, the home's generous proportions become immediately apparent. The ground floor benefits from three separate reception rooms, each offering flexibility to suit the needs of a growing family or those who enjoy entertaining. Large dual-aspect windows allow for an airy feel throughout, and each room provides its own distinct purpose. The rear living space, currently used as a fourth bedroom, is particularly noteworthy, offering a private retreat with the added convenience of a fitted shower and sink, an ideal solution for multi-generational living, guest accommodation, or even a home workspace.

The kitchen serves as the heart of the home, well-equipped with a range of fitted wall, base, and tower units that provide plenty of storage and workspace. Integrated appliances add to the practicality of the space, while the adjoining dining area ensures there is ample room for family meals and informal gatherings. A separate utility area with a WC sits just off the kitchen, offering additional functionality and convenience for day-to-day life.

Moving upstairs, the first floor is home to three well-proportioned bedrooms, all neutrally decorated and benefiting from pleasant views over the surrounding area. Each room offers a comfortable and adaptable space, whether used as bedrooms, home offices, or hobby rooms. The layout ensures a good level of separation between rooms, allowing for privacy and a natural flow to the home's accommodation.

Externally, the rear garden is a real asset, offering a private and peaceful space to unwind. Mostly laid to lawn, it provides plenty of scope for landscaping or further enhancement, while a well-sized patio terrace is perfect for outdoor seating, summer barbecues, or simply enjoying the fresh air. The garden is enclosed by timber fencing and framed by established shrubs and planting, ensuring a good degree of privacy.

Aughton remains one of West Lancs most desirable locations, and it's easy to see why. This home is well-positioned for access to an array of local amenities, including well-regarded schools, independent shops, and popular dining options. Ormskirk town centre is just a short distance away, offering a wider selection of supermarkets, high street retailers, and leisure facilities. Excellent transport links are also a key advantage, with Aughton's two railway stations providing direct connections to Liverpool and beyond, making this an excellent choice for commuters. The surrounding countryside, with its network of walking trails and open green spaces, adds further appeal for those who appreciate a balance between urban convenience and a more relaxed, rural setting.

While this property would benefit from a programme of modernisation, the potential for future development is clear. With its generous proportions, flexible living spaces, and sought-after location, it represents an exciting opportunity to create a truly outstanding family home. Early viewing is highly recommended to fully appreciate everything this property has to offer.





