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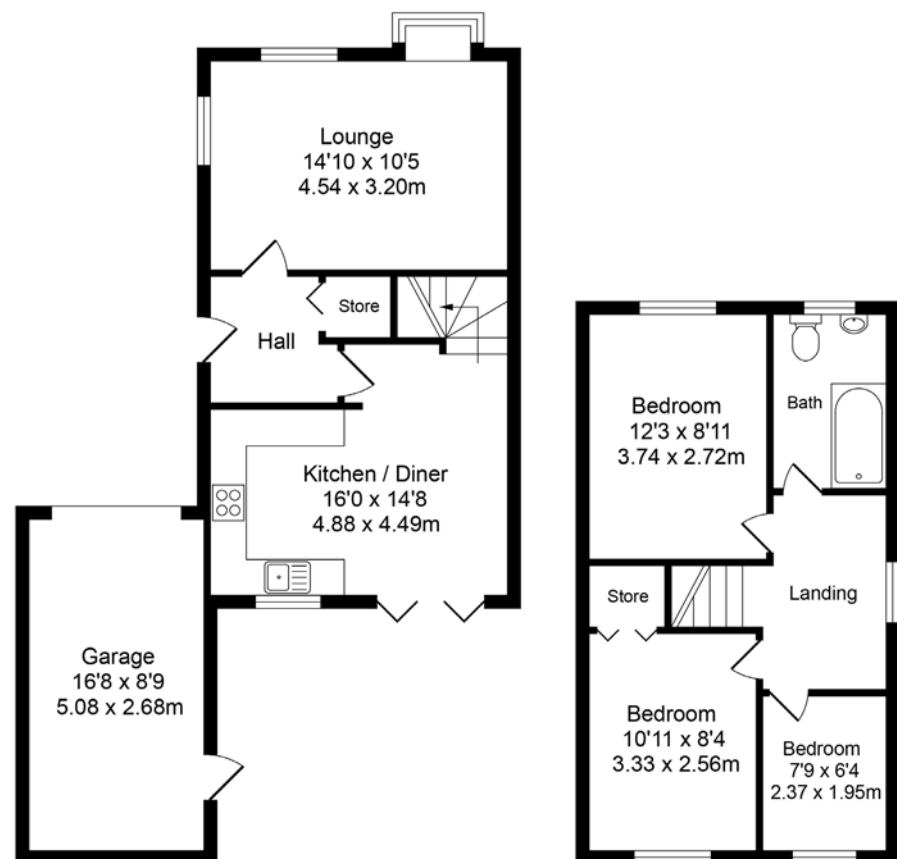
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ARNOLD & PHILLIPS  
ESTATE AGENTS

## Swan Delph, Ormskirk

Total Approx. Floor Area 956 Sq.ft. (88.8 Sq.M.)

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

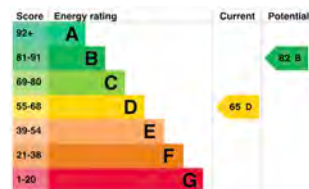


Ground Floor  
Approx. Floor Area 553 Sq.Ft (51.4 Sq.M.)

First Floor  
Approx. Floor Area 403 Sq.Ft (37.4 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](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

Swan Delph, Aughton

A&P



Arnold and Phillips are delighted to offer this charming three-bedroom semi-detached property, ideally positioned on a private corner plot along the desirable Swan Delph in Aughton, West Lancs. With its attractive setting and well-maintained gardens, this property offers an inviting space for families looking for both comfort and potential in a peaceful yet well-connected location.

The property is approached via a private driveway, providing off-road parking and a sense of privacy. The front garden has been thoughtfully tended, offering an appealing first impression as you arrive. Entering the home, the ground floor immediately presents a spacious and well-proportioned bay-fronted living room, a lovely space that benefits from ample natural light, making it feel open and airy. The room is well-suited to both relaxing and entertaining, with plenty of room for furnishings and personal touches.

At the rear of the home, the open-plan dining kitchen offers an excellent layout for modern family living. The kitchen is fitted with a range of well-crafted wall, base, and tower units, all complemented by contrasting work surfaces that create a clean, functional cooking space. Integrated appliances make meal preparation easy, while the ample dining area, illuminated by modern patio doors, ensures a bright and inviting space for family meals or hosting guests. The layout is practical, making it ideal for both everyday living and more social occasions.

Additionally, the ground floor is completed by a handy single garage, offering plenty of storage or the potential to extend the living space, subject to the relevant planning permissions. Whether you're looking to add a home office, utility room, or simply want more living space, this room presents an exciting opportunity for future improvements.

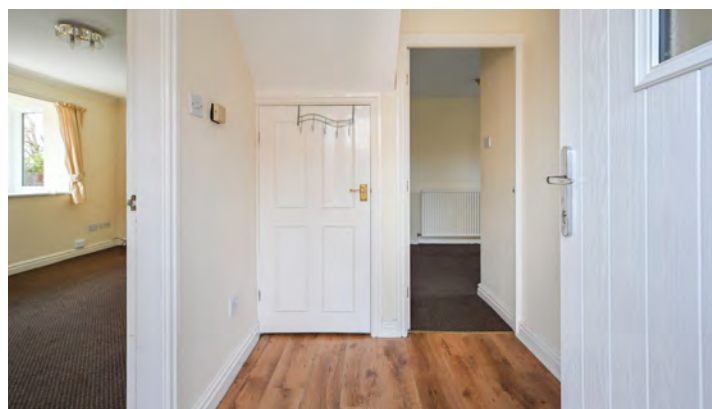
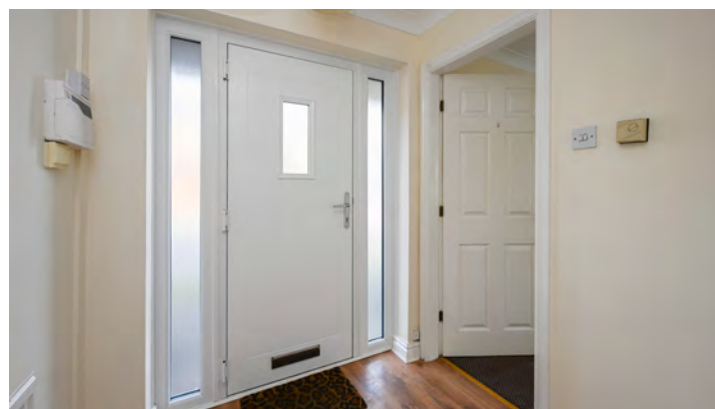
On the first floor, you'll find three well-proportioned family bedrooms, all neutrally decorated to provide a blank canvas for your personal style. These rooms offer comfortable living spaces, with enough versatility to be used as bedrooms, guest rooms, or home offices, depending on your needs. The main family bathroom is also located on this floor and features a bath with an overhead shower, WC, and wash hand basin - a practical setup for families and guests alike.

Externally, the property enjoys a private rear garden that is both spacious and easy to maintain. Fully flagged, the garden provides an excellent outdoor space for entertaining, gardening, or simply enjoying time outside. Its low-maintenance design ensures that you can spend more time relaxing and less time on upkeep, which is a bonus for those with busy lifestyles.

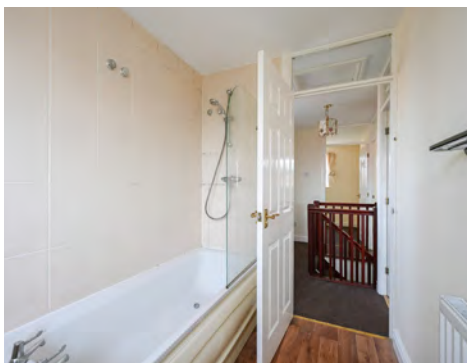
With around 1,000 square feet of living space, this property offers great potential for future development, whether that means expanding the footprint of the home or upgrading key features to suit your personal tastes. The property benefits from gas central heating and double glazing throughout, ensuring comfort year-round, while the private corner plot further enhances its appeal. The combination of an attractive location, versatile layout, and future possibilities makes this a home with tremendous potential.

Offered with no onward chain and vacant possession, this property is ready to welcome its next owners. Situated in the sought-after area of Aughton, you'll find local amenities, schools, and transport links all within easy reach, ensuring that day-to-day life is both convenient and enjoyable. The peaceful residential setting provides a fantastic base for families, while still offering quick access to the wider area and surrounding towns.

Internal inspection is highly advised to truly appreciate the scope of potential and the value this property offers. Whether you're a first-time buyer, a growing family, or someone looking to personalise your next home, this property is a wonderful opportunity to create a space that works for you.







#### KEY FEATURES

Charming Semi-Detached Home

Three Bedrooms

No Onward Chain &  
Vacant Possession

Circa 956 Square Feet

Open-Plan Dining Kitchen

Spacious Low-Maintenance Rear  
Garden

Generous Corner Plot

Single Garage

Driveway Parking

Sought-After Location





