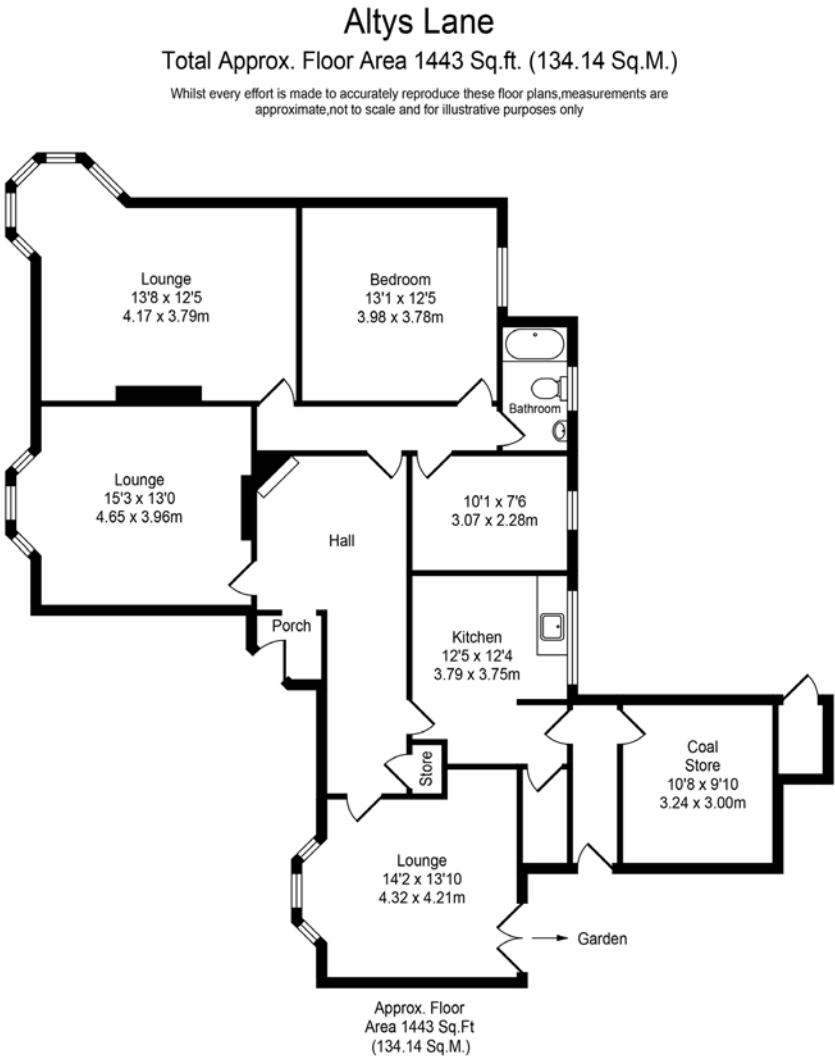




Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

ARNOLD & PHILLIPS
ESTATE AGENTS



Tenure: We are advised by our client that the property is Leasehold with a 1000 year lease from 16th November 1931.
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.



THE LUXURY PROPERTY SPECIALISTS

Altys Lane, Aughton

A&P

Arnold and Phillips are pleased to present this three-bedroom detached bungalow on Altys Lane in Aughton, situated on a generous 0.34-acre plot. This property is primed for modernisation and provides endless potential for a buyer looking to create their ideal living space.

Set back from the road, the bungalow enjoys a broad frontage with a spacious driveway capable of accommodating multiple vehicles. The large front garden enhances the property's sense of privacy, while the detached nature of the home ensures a peaceful setting. A single garage sits to the side of the property, offering additional storage or potential for conversion, subject to the necessary permissions.

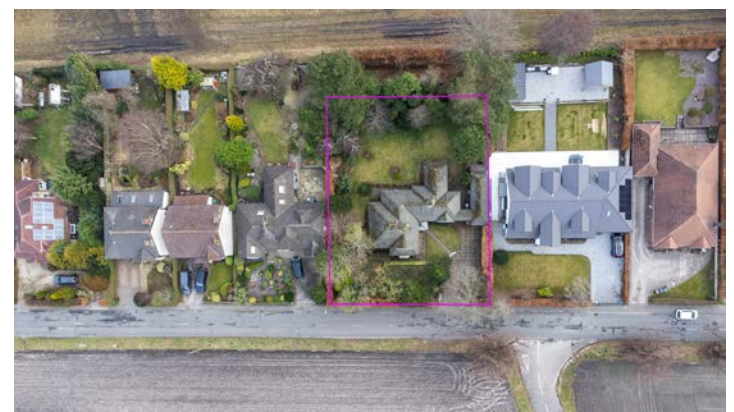
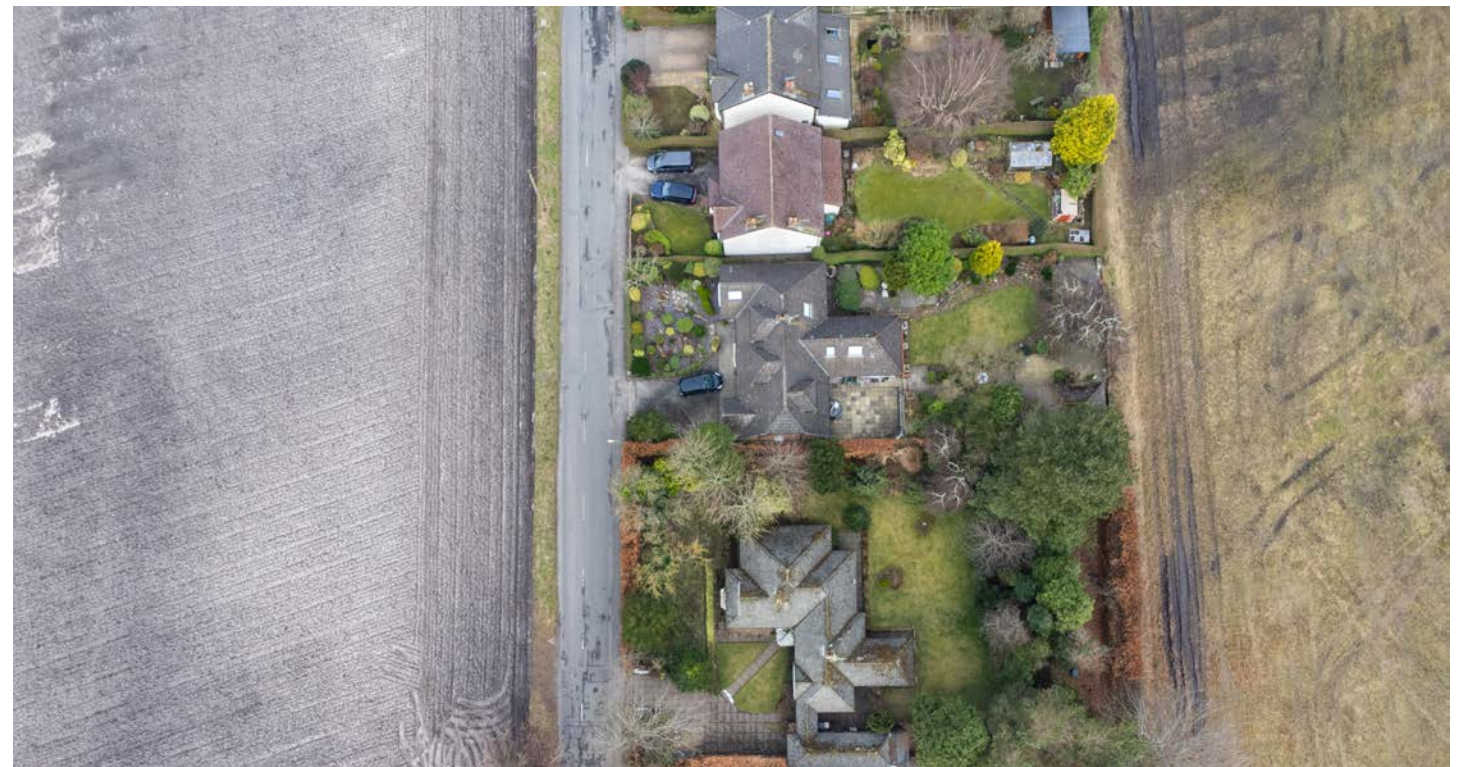
Stepping inside, the central hallway provides access to each of the principal rooms. The living area is well-proportioned, with ample space for a range of furniture layouts. The large window draws in natural light, and with thoughtful renovation, this space could become a truly inviting hub for everyday living and entertaining. Further down the hall, the kitchen provides a functional layout, with scope to reconfigure to suit a more contemporary open-plan style if desired. The current kitchen space benefits from views over the expansive rear garden and offers plenty of room for modern appliances and storage solutions. A second reception room is located next to the kitchen providing extra versatility or scope to extend the kitchen into this space.

The property comprises three well-sized bedrooms, each offering potential to be tailored to individual needs, whether as comfortable sleeping quarters, a home office, or a hobby room. The main bedroom benefits from plenty of space for a king size bed and multiple pieces of furniture. The bathroom, though in need of updating, offers a solid footprint for a modern suite with both bath and shower facilities.

One of the standout features of this home is the expansive rear garden. With plenty of space to enjoy, this outdoor area presents an excellent opportunity for those who appreciate gardening, outdoor entertaining, or simply a private retreat to unwind. Mature trees and established hedging create a sense of seclusion, while the size of the plot opens up possibilities for future extensions, subject to planning consent. There's ample room for dedicated seating areas, a lawn for children to play, or even a vegetable garden for those with a green thumb.

Located in the heart of Aughton, Altys Lane is well known for its premium residential setting, combining a peaceful environment with excellent accessibility. The area boasts highly regarded schools, making it an attractive choice for families. Aughton itself provides a selection of local amenities, including independent shops, cafes, and restaurants, while nearby Ormskirk offers a wider range of supermarkets, retail outlets, and leisure facilities. For those commuting, the property benefits from excellent transport links, with Aughton's railway stations providing direct services to Liverpool and beyond, and convenient road access to the M58 and M6 motorways.

This property presents a fantastic opportunity to transform a well-positioned home into a modern and comfortable residence tailored to personal tastes. With its generous plot, sought-after location, and significant potential for improvement, this bungalow is well worth viewing for those looking to invest in a home they can shape to their own requirements.





KEY FEATURES

Attractive Detached Bungalow

Three Good Sized Bedrooms

Circa 1443 Square Feet

Two Reception Rooms

Generous Plot

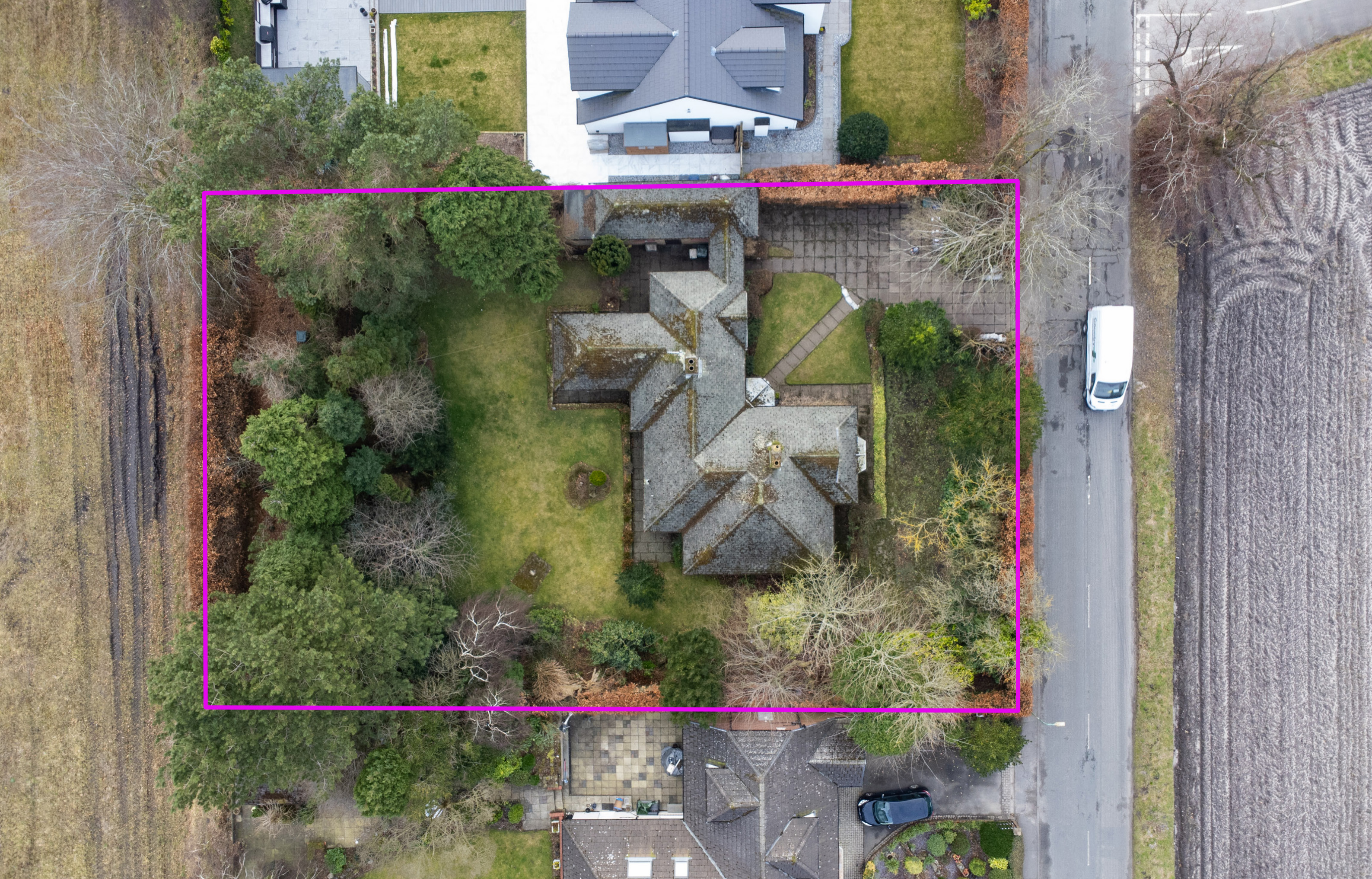
Expansive Front and Rear Gardens

Popular Location

Fantastic Potential

Countryside Views





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