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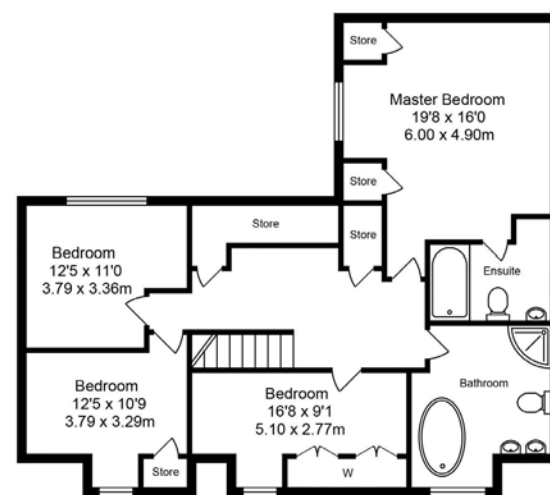
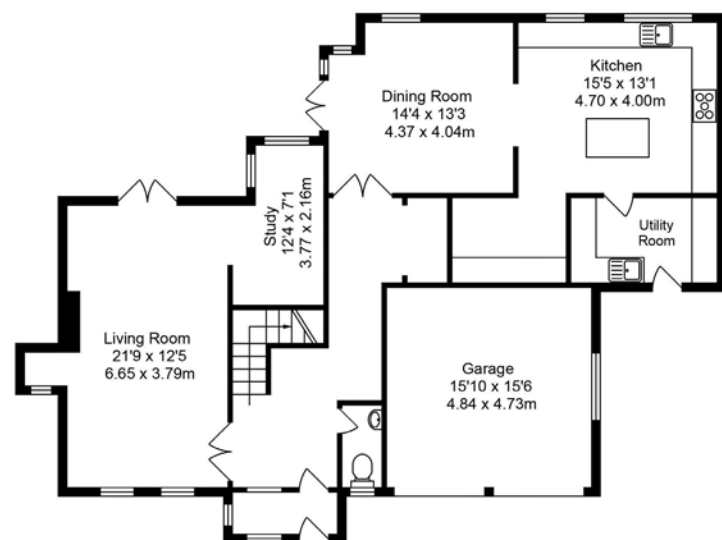
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ARNOLD & PHILLIPS  
ESTATE AGENTS

## Sagar Fold, Aughton

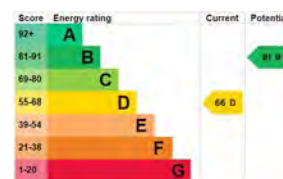
Total Approx. Floor Area 2508 Sq.ft. (233.0 Sq.M.)

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

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THE LUXURY PROPERTY SPECIALISTS

Sagar Fold, Aughton

A&P

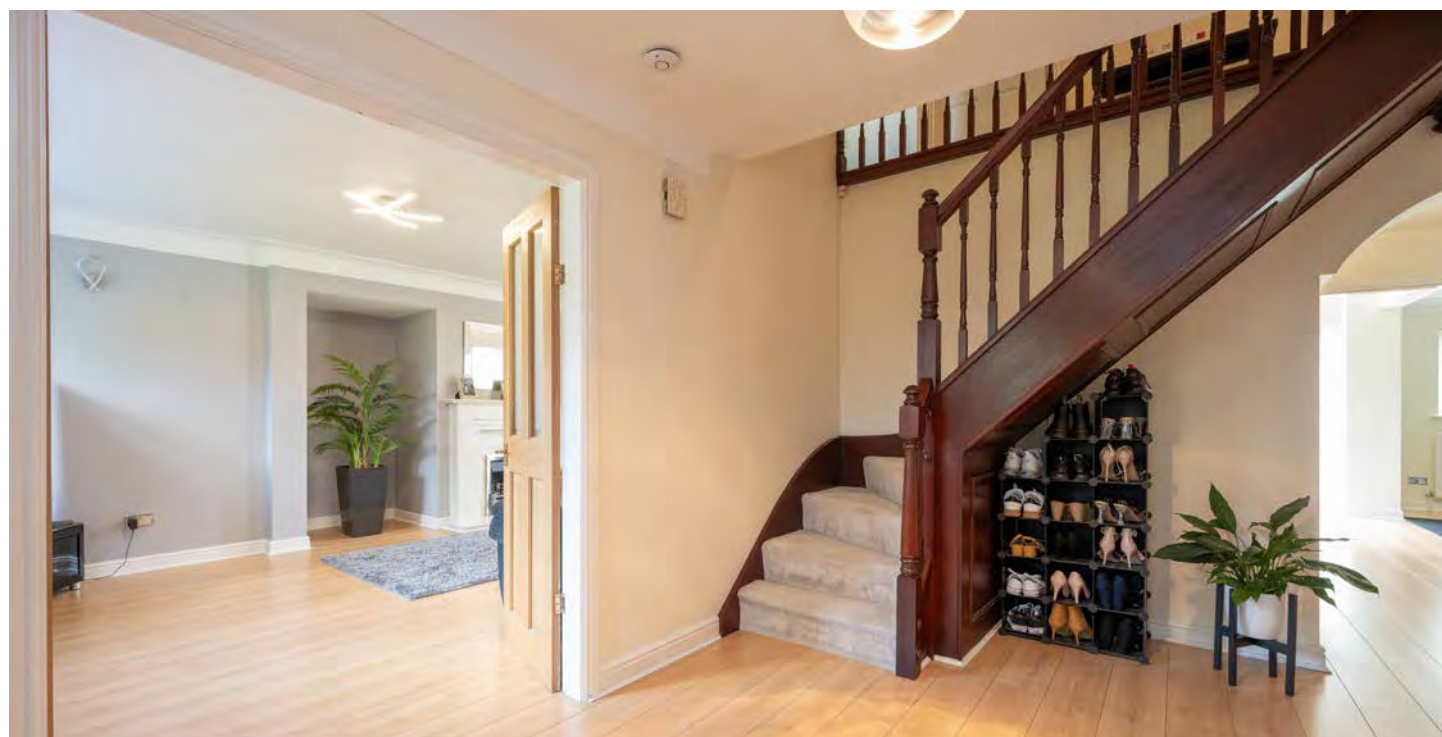
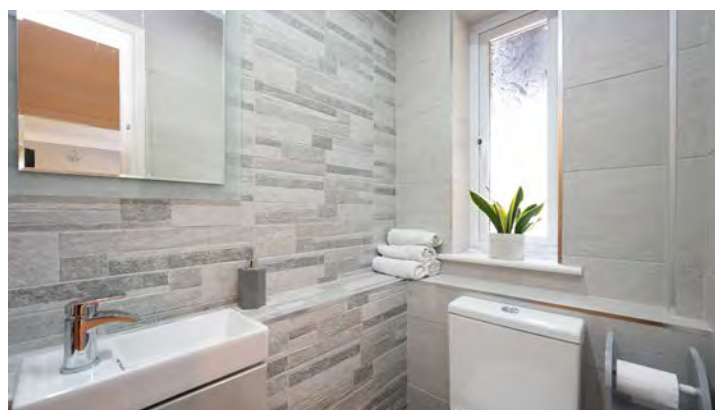


Arnold and Phillips are thrilled to present a rare opportunity to acquire an exceptional four-bedroom detached family home, situated in the highly desirable area of Aughton, at the end of a charming cul-de-sac. This property boasts off-road parking for multiple vehicles and a spacious attached double garage. Meticulously finished with tasteful neutral décor and high-quality fixtures, the home's light and airy living spaces create a warm and inviting atmosphere. Properties of this caliber are seldom available, making an internal inspection essential to fully appreciate its beauty and avoid disappointment.

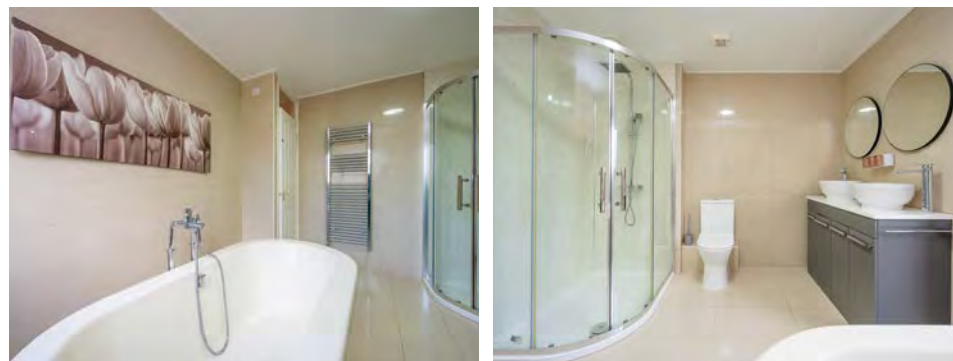
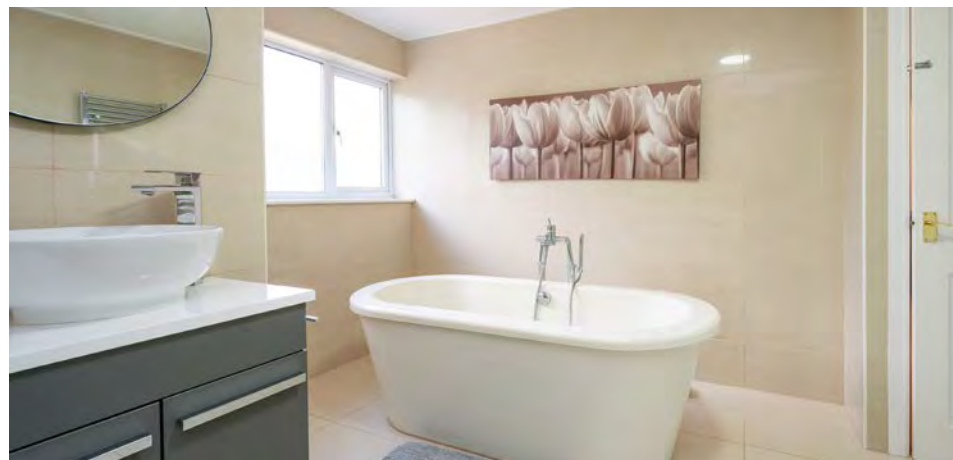
Spanning an impressive 2,508 square feet, the accommodation welcomes you through a front entrance porch that leads into a generous reception hallway. This space seamlessly flows into the main lounge, which features dual aspects and is centred around an attractive fireplace, providing a cosy focal point. One of the standout features of the home is the expansive open-plan family dining kitchen. It is exceptionally well-equipped with a stylish selection of walnut-effect wall and base units, a variety of integrated appliances, a central island, and a breakfast bar. The dining area, complete with French doors opening to the rear garden, creates an ideal setting for family gatherings and entertaining guests. The ground floor also includes a dedicated home office/study, a practical utility room, and a recently updated two-piece cloakroom/WC featuring pristine tiling, a vanity unit, and a low-level WC.

The first floor reveals equally appealing private spaces, with four generously proportioned family bedrooms, all tastefully decorated. The master suite benefits from a luxurious three-piece en-suite shower room, while the remaining three double bedrooms share an expansive five-piece family bathroom. This stylish bathroom is complete with a designer freestanding bath, a double shower, a low-level WC, and attractive his and hers vanity units, all enhanced by complementary tiling.

The rear garden is a true delight - meticulously maintained, entirely enclosed, and predominantly laid to lawn, it features neat planted borders and a patio area that basks in sunny southerly aspects, perfect for al fresco dining. This lovely home is ideally located near a variety of local amenities, highly regarded schools, and excellent transport links to Ormskirk, Liverpool, and beyond with Town Green Station being a 5-minute walk away. Additionally, the acclaimed Michelin-starred restaurant 'Moor Hall' as well as Michelin-starred 'sō-lō' restaurant are just a stone's throw away. Other benefits of this lovely family home include gas central heating, double glazing and new wall and loft insulation.







#### KEY FEATURES

Stunning Detached Family Home

Four Bedrooms

Circa 2508 Square Feet

Open Plan Dining Kitchen with  
Integrated Appliances

Well-Kept Enclosed Rear Garden  
with Patio Area

Off-Road Parking for Multiple  
Vehicles

Attached Double Garage

Charming Cul-De-Sac Location

