



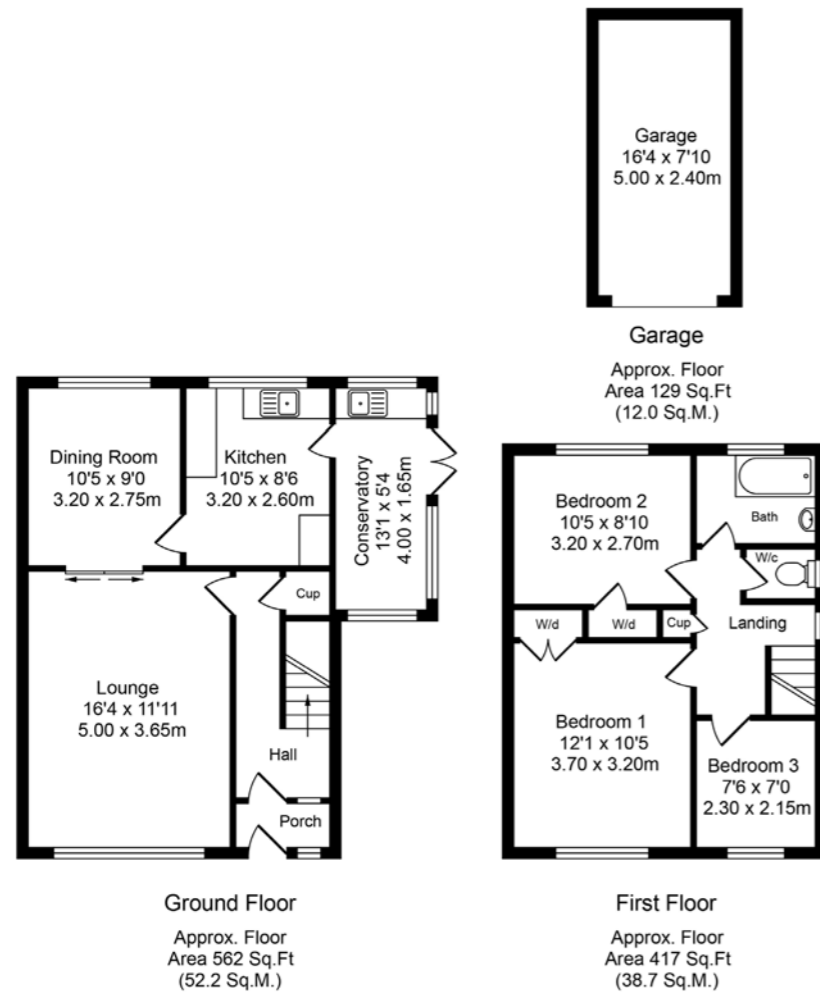
Ormskirk: 01695 570102  
 Southport: 01704 778668  
 arnoldandphillips.com

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 Chorley: 01257 241173

## Redsands

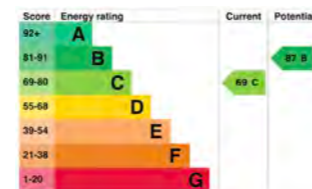
Total Approx. Floor Area 1108 Sq.ft. (102.9 Sq.M.)

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: 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.





Arnold and Phillips are delighted to offer this three-bedroom detached property, situated in the sought-after location of Redsands in Aughton, West Lancs. Nestled privately along a quiet road, this home is approached via a private driveway with the added benefit of a detached garage and generous, private tree-lined rear plot. Offered with vacant possession and no onward chain, this property presents an exciting opportunity for those looking to personalise a home to their tastes. While the property would benefit from some cosmetic modernisation, its potential is immediately evident, offering the chance to create a truly bespoke living space.

As you enter, the ground floor welcomes you with a spacious front living room. This well-proportioned room provides an inviting area for family gatherings or quiet relaxation. The adjoining dining room mirrors this space, offering flexibility for entertaining or family meals. Moving towards the rear of the property, you will find the kitchen, which is fitted with a range of units and appliances and offers plenty of room for culinary creativity. The kitchen space provides great functionality, and with some updates, it could easily become the heart of the home.

Completing the ground floor is a generous garden room conservatory, a light-filled space ideal for enjoying the garden views throughout the year. Whether you choose to use it as an additional sitting area, a playroom for children, or simply a spot to relax with a cup of tea, this room adds a lovely dimension to the home and further enhances the ground floor living space.

Upstairs, the property continues to impress with three spacious bedrooms. Two of the bedrooms are generously sized doubles, offering ample space for furnishings and personalisation. Each room is equipped with a range of storage facilities, providing plenty of room for clothes, accessories, or even a home office setup. The main family bathroom, while functional, provides a bath with an overhead shower, wash hand basin, and a separate WC. This is a practical layout that could easily be updated to match modern preferences with minimal effort.

Externally, the property is set within a generous tree-lined plot that is not directly overlooked, providing privacy and a sense of tranquillity. The garden is well-established, with a turfed lawn bordered by a variety of mature plants, trees, and shrubs, creating a peaceful oasis for outdoor activities or simply enjoying some time in the fresh air. A spacious patio terrace adds further appeal, offering an ideal space for outdoor dining, entertaining, or simply enjoying the surroundings in a private setting. The ability to extend and further develop is apparent at this property, with its large rear private plot lending itself to a host of potential development and conversion opportunities - subject to obtaining the relevant planning consents.

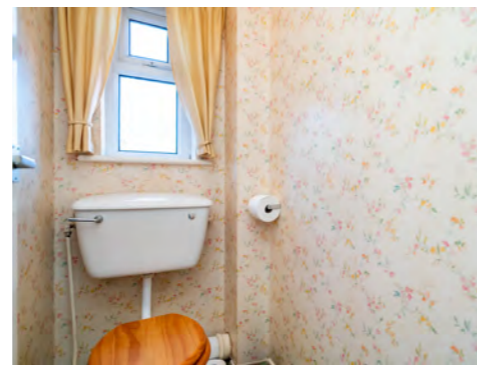
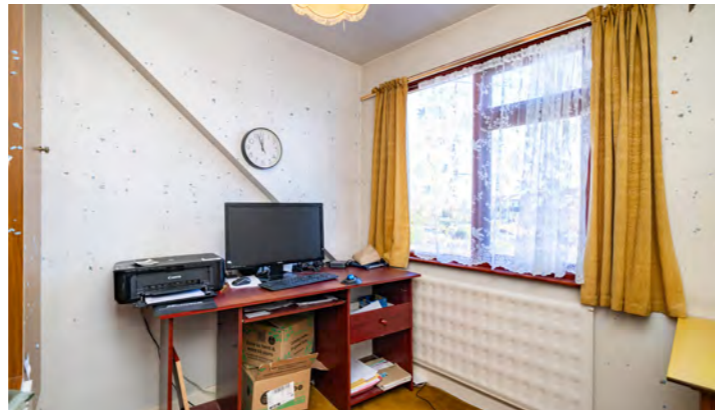
With over 1,100 square feet of living space, this home offers plenty of potential to make it your own. Gas central heating and double glazing are already in place, providing a comfortable and energy-efficient environment. The combination of a solid layout, generous room sizes, and a large, private plot means the property could be easily transformed into a modern, family-friendly home with some thoughtful updating.

The property is situated in a desirable location, making it ideal for families, working professionals, or those looking to downsize. The local area of Aughton is known for its tranquil, residential feel while still offering easy access to a range of amenities. Nearby, you'll find shops, schools, and excellent transport links, ensuring convenience for daily life. Seldom do properties on Redsands come to market with such a generous plot brimming with development and conversion potential. Whether you need to commute or simply enjoy local amenities, this location offers it all, with both Ormskirk and surrounding areas just a short distance away.

This is an exciting opportunity to purchase a property with incredible potential in a highly sought-after location. Internal inspection is highly recommended to fully appreciate all the possibilities this home offers.











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Redsands, Aughton

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