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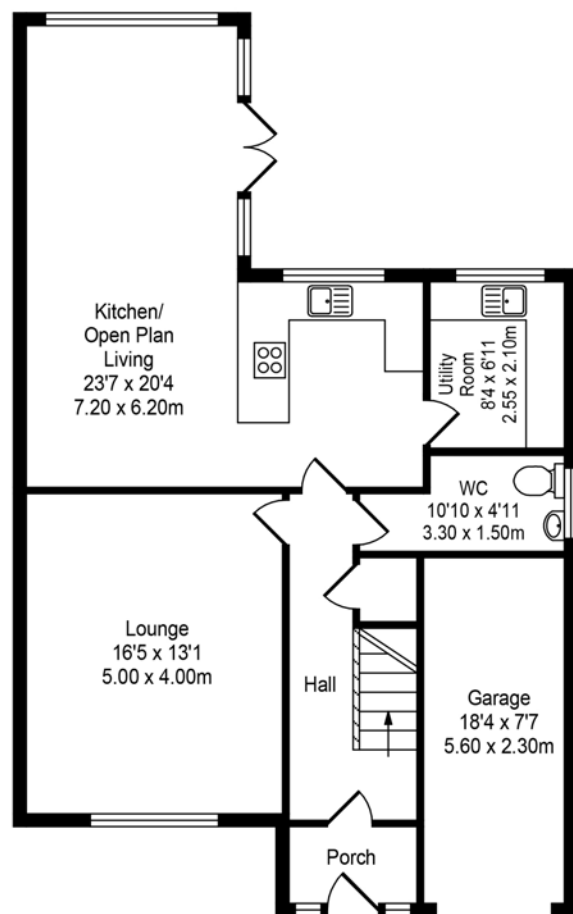
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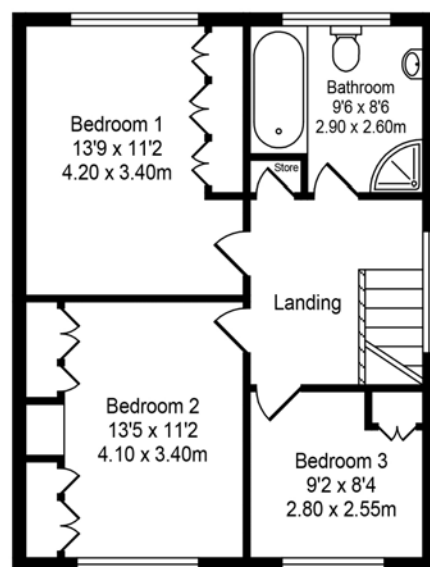
## Bleasdale Close

Total Approx. Floor Area 1511 Sq.ft. (140.40 Sq.M.)

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



Approx. Floor Area 957 Sq.Ft (88.94 Sq.M.)



Approx. Floor Area 554 Sq.Ft (51.46 Sq.M.)



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](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

Bleasdale Close, Aughton

A&P



Arnold and Phillips are delighted to present this beautifully finished three-bedroom detached home, ideally situated in the sought-after area of Aughton. With a well-thought-out layout, spacious rooms and a brand-new open-plan kitchen and dining space, this property is perfectly suited to modern family living. Ready to move into, it offers a superb balance of contemporary style and everyday practicality in a location that provides excellent amenities, schools, and transport links.

Positioned on a quiet residential road, the property enjoys an attractive frontage with a neatly kept driveway providing ample parking. The exterior is well-maintained, complementing the home's smart and modern aesthetic. A welcoming entrance leads inside, where a bright and airy hallway offers access to the main living areas. The layout flows naturally, making the home feel open yet well-zoned for different aspects of family life.

The highlight of this property is undoubtedly the newly completed open-plan kitchen and dining area. Designed with both style and function in mind, it features high-quality units, sleek worktops, and modern appliances, creating a space that is not only visually impressive but highly practical. There is plenty of storage to keep everything neatly organised, and the open-plan design ensures the kitchen is a true hub of the home. The dining area comfortably accommodates a large table, making it ideal for everyday meals as well as hosting. The orangery provides extra room to the rear allowing plenty of natural light to flood the space. Large doors lead out to the rear garden, enhancing the connection between indoor and outdoor spaces. The main living room is generously proportioned, offering a comfortable setting for relaxing. Neutrally decorated with stylish yet understated finishes, it provides a versatile space that can be easily tailored to personal taste. The ground floor also benefits from additional storage solutions, helping to keep the home clutter-free and functional.

Upstairs, three well-sized bedrooms ensure there is plenty of space for the whole family. The principal bedroom provides a peaceful retreat with ample room for wardrobes and furnishings. The second bedroom is also spacious, while the third offers flexibility—perfect as a child's room, home office, or guest space. A modern family bathroom services the upper floor, fitted with a contemporary suite and quality fixtures.

Stepping outside, the rear garden is private and well-maintained, offering a fantastic outdoor space that can be enjoyed year-round. A well-positioned patio area provides the perfect spot for outdoor dining and entertaining, while a lawn area ensures space for children to play. Secure fencing offers privacy, creating a safe and enclosed environment for both relaxation and social gatherings.

Aughton is a highly desirable location, offering the perfect balance between village charm and convenient access to key amenities. A selection of well-regarded schools is nearby, making this an excellent choice for families. Everyday essentials are within easy reach, with local shops, cafés, and supermarkets just a short distance away. For those needing to commute, Aughton benefits from excellent transport links, with nearby rail connections providing direct routes to Liverpool and beyond. The surrounding area also offers scenic walks and green spaces, adding to the appeal of this well-placed home.

This is an outstanding opportunity to purchase a stylish and spacious family home in a fantastic location. With its newly finished kitchen, generous living areas, and excellent local amenities, early viewing is highly recommended to fully appreciate everything this property has to offer.







#### KEY FEATURES

Beautiful Detached Home

Three Bedrooms

Circa 1511 Square Feet

Newly Completed Open Plan  
Kitchen & Dining Area

Private & Well-Maintained  
Rear Garden

Driveway Parking

Highly Desirable Location













