



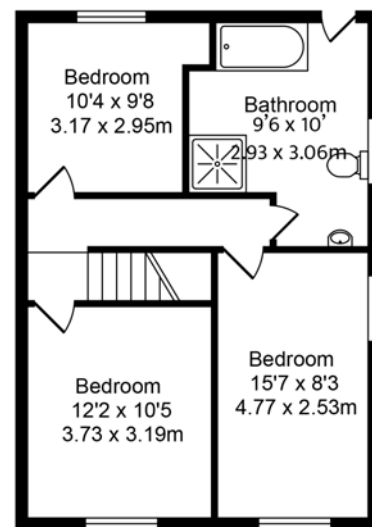
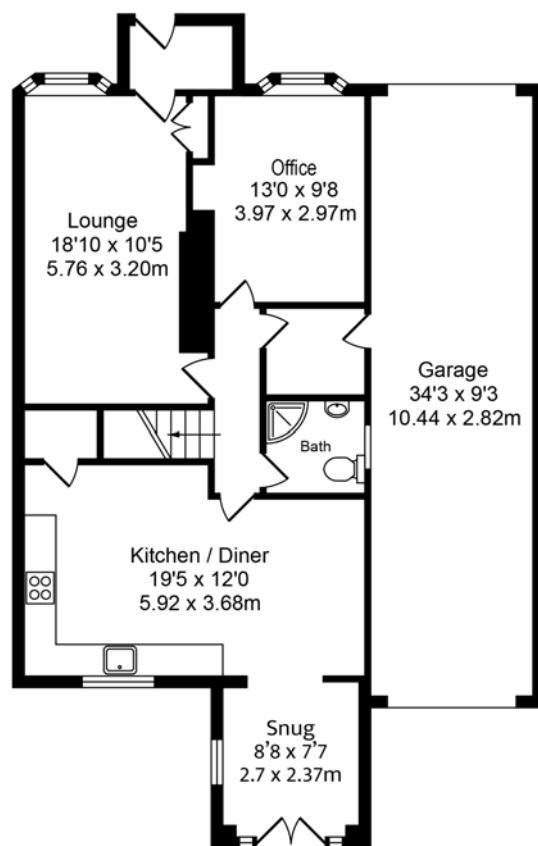
Ormskirk: 01695 570102
Southport: 01704 778668
arnoldandphillips.com

Parbold: 01257 442789
Chorley: 01257 241173

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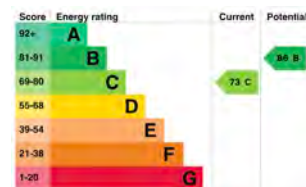
Greenwood Close Total Approx. Floor Area 1717 Sq.ft. (159.5 Sq.M.)

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

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THE LUXURY PROPERTY SPECIALISTS

Greenwood Close, Aughton

A&P

Arnold and Phillips are delighted to present this versatile three/four-bedroom semi-detached property, attractively positioned along the sought-after Greenwood Close in Aughton, West Lancashire. Boasting generous living accommodation, modern enhancements, and a flexible layout, this home provides a superb opportunity for families and professionals alike, with excellent access to local amenities and transport links.

Approached via a private driveway, this home provides ample off-road parking for multiple vehicles. The property's exterior is well-maintained, with a neat frontage that complements its surroundings. A large, integrated triple garage offers exceptional storage or parking space, with the potential for future conversion to further enhance the living accommodation, subject to the necessary permissions. Stepping inside, the entrance hall is inviting, providing access to the principal rooms of the home while setting a warm and neutral tone that continues throughout.

The ground floor is designed with practicality and flexibility in mind. To the front left, a spacious lounge benefits from a modern yet comfortable aesthetic, providing an ideal space to unwind or entertain. Adjacent to this, the second reception room is equally generous and can serve multiple purposes - it functions beautifully as a formal sitting room, playroom, or even as a fourth bedroom for those requiring accessible ground-floor accommodation.

Moving towards the rear, the heart of the home is undoubtedly the open-plan family dining kitchen. This area is thoughtfully designed to balance style and function, with an array of wall, base, and tower units offering ample storage. Contrasting work surfaces and a selection of integrated appliances ensure a sleek and efficient workspace. The adjoining dining area accommodates a large table, making it perfect for family meals or social occasions. Flowing seamlessly from here, a bright and airy living area overlooks the rear garden, enhancing the sense of space while providing a tranquil setting for relaxation. With its connection to the kitchen and outdoor area, this space is particularly well-suited for hosting guests or simply enjoying the view throughout the seasons.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all neutrally decorated to allow for personalisation. The main family bathroom is well-appointed, featuring a bath, separate shower, WC, and a vanity wash hand basin, catering to the needs of a busy household.

The rear garden is a true highlight, benefitting from a well-landscaped design that ensures privacy and usability, with the central lawn adding colour and vibrancy to the space. A spacious patio terrace provides an ideal setting for outdoor gatherings, whether it's casual dining or summer barbecues, all while enjoying the benefit of not being directly overlooked.

Positioned within a desirable residential location, this property offers a balance of tranquillity and convenience. Aughton is well-regarded for its independent retailers, cafes, and essential services, all within easy reach. The area benefits from excellent transport links, including a nearby rail station, making Liverpool and other key destinations easily accessible for commuters. Reputable schools, leisure facilities, and green spaces further enhance the appeal of this well-connected yet peaceful setting.

Extending to a generous 1,717 square feet, and featuring gas central heating and double glazing throughout, this home presents a fantastic opportunity for those seeking a well-maintained and adaptable property. Early internal inspection is highly recommended to fully appreciate the space and potential this home has to offer.





KEY FEATURES

Versatile Semi-Detached Home

Three/Four Bedrooms

Circa 1717 Square Feet

Open-Plan Family Dining
Kitchen

Good-Size Rear Garden

Driveway Parking

Large Integrated Triple Garage

Desirable Residential Location



