



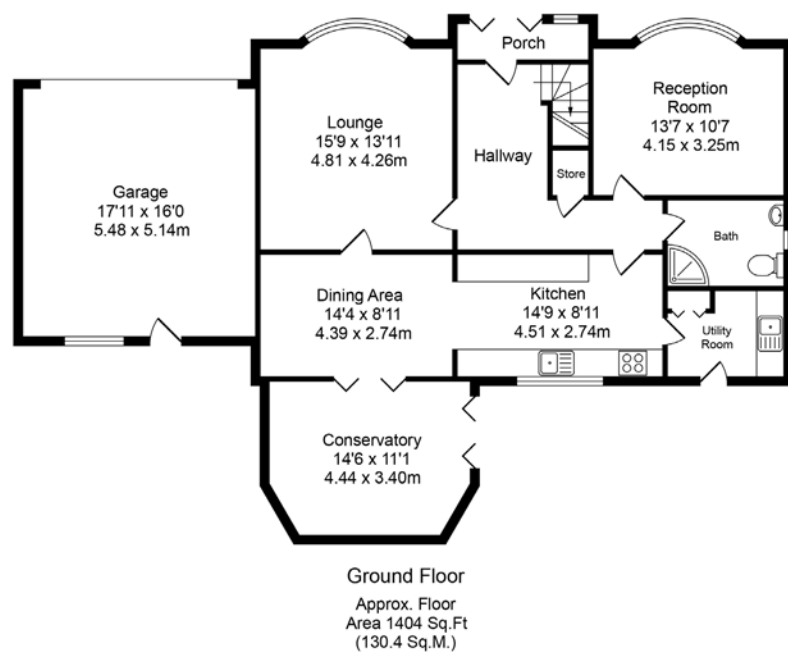
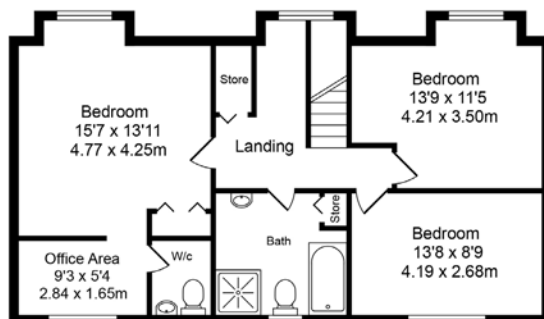
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ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 2178 Sq.ft. (202.3 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

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

Ryder Close, Aughton

A&P

Arnold and Phillips are excited to offer for sale this charming and spacious three-bedroom detached family home, ideally located on the sought-after Ryder Close in the desirable village of Aughton, West Lancs. Originally designed as a four-bedroom property, this home offers flexible living options and could easily be converted back to its original layout with the addition of a simple stud wall, allowing you to tailor the space to your family's needs.

Approaching the property, you'll be greeted by a private driveway, providing off-road parking for multiple vehicles. The well-maintained front garden enhances the property's curb appeal, and the driveway leads you to the welcoming entrance. As you step inside, the inviting hallway sets the tone for the rest of the home, offering a warm and homely feel with practical features and a flow that's ideal for modern family living.

The ground floor is home to three distinct living areas, ensuring ample space for a variety of uses. At the front of the property, you'll find two bay-fronted living rooms. These rooms provide versatile spaces that could serve as a formal lounge, a cosy family area, or even a home office, depending on your needs. The generous size of these rooms ensures that they never feel cramped, offering plenty of room for comfortable seating arrangements.

To the rear of the home is an open-plan dining kitchen, thoughtfully designed with a range of wall, base and tower units. This space is perfect for both cooking and socialising, offering a natural flow between the kitchen and dining areas, making it ideal for families who like to entertain or for relaxed weeknight dinners. The adjoining utility room provides additional storage and space for household appliances, while a convenient ground floor shower room adds to the functionality of this level, ideal for family life.

Accessed from the kitchen, the property also boasts a modern conservatory, which has recently benefited from a new roof, allowing it to be enjoyed all year round. This bright, airy room offers a fantastic space to unwind and enjoy views of the private garden, whether you're relaxing with a morning coffee or hosting friends. The ground floor accommodation is completed by a large attached double garage, which provides ample space for vehicles, storage, or even potential for conversion into additional living space if required.

Upstairs, the property offers three well-proportioned double bedrooms, each neutrally decorated and ready for you to personalise. The main bedroom is particularly impressive, having been originally designed as two separate rooms, which the current owners have opened to create a spacious master suite. This room benefits from an en-suite comprising wc and wash hand basin, as well as a separate study area, providing a convenient retreat for the homeowners. The remaining two bedrooms are ideal for children, guests, or a dedicated home office, offering plenty of space and flexibility. The main family bathroom is centrally located and offers a separate bath and shower, along with a WC and vanity wash hand basin, providing all the essentials for family living.

Externally, the property enjoys a private and established rear garden, which is not directly overlooked, ensuring a peaceful and secluded outdoor space. The garden is mainly laid to lawn, bordered by mature trees, plants, and shrubs, providing a beautiful backdrop for outdoor activities or simply relaxing in the sun. The large patio terrace is perfect for outdoor dining or hosting summer barbecues, offering a wonderful space for family gatherings and entertaining guests.

Situated in a highly sought-after area of Aughton, the property benefits from a range of local amenities, including excellent schools, shops, and transport links, making it a fantastic location for families. Aughton is known for its peaceful surroundings, yet it is well-connected to nearby towns and cities, offering the perfect balance of rural charm and urban convenience.

Approaching 2,200 square feet and with gas central heating and double glazing throughout, this property is sure to appeal to a variety of buyers, from families looking for space to grow, to those seeking a home in a desirable location with plenty of potential. Internal inspection is highly recommended to fully appreciate everything this wonderful home has to offer.





KEY FEATURES

Detached Family Home

Three Bedrooms

Circa 2178 Square Feet

Three Reception Rooms

Open-Plan Dining Kitchen

Modern Conservatory

Private & Well-Established Rear Garden

Driveway Parking

Highly Sought-After Location



