



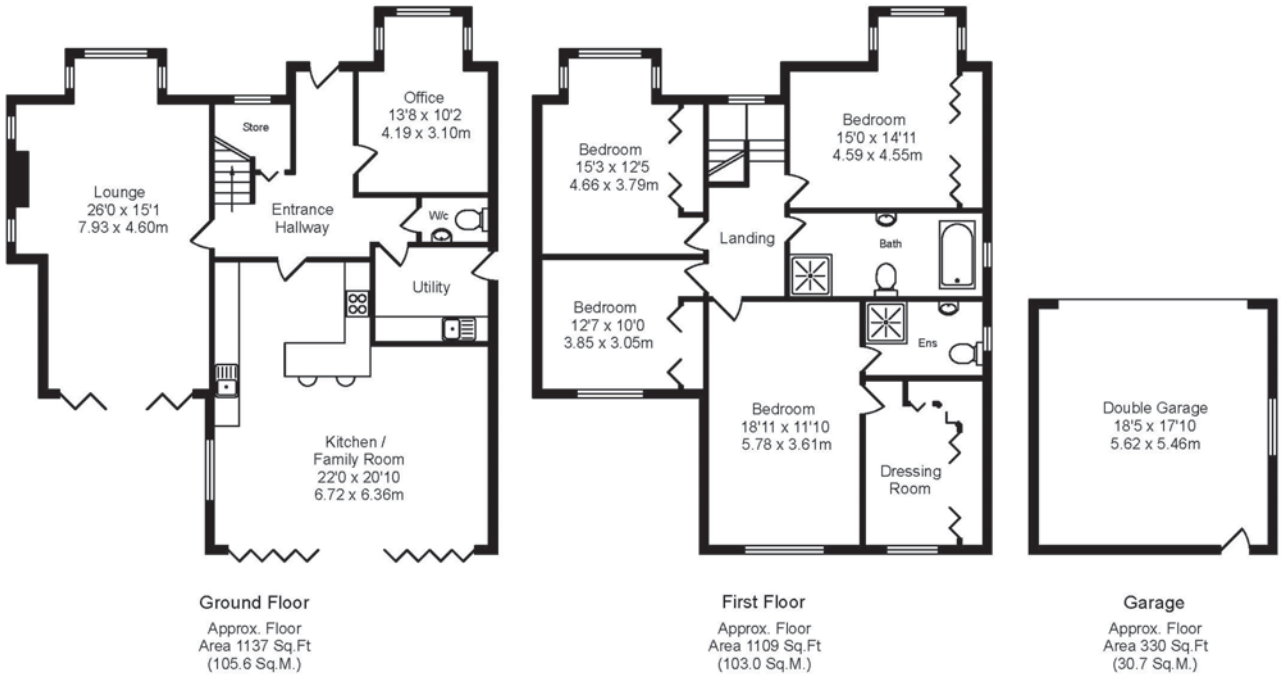
Ormskirk: 01695 570102  
Southport: 01704 778668  
arnoldandphillips.com

Parbold: 01257 442789  
Chorley: 01257 241173

ARNOLD & PHILLIPS  
ESTATE AGENTS

Beech Road, Aughton  
Total Approx. Floor Area 2576 Sq.ft. (239.3 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: 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

Beech Road, Aughton

A&P



Arnold and Phillips are delighted to present this exceptional four-bedroom double-fronted detached executive home, discreetly positioned along the highly sought-after Beech Road in Aughton, West Lancashire. This impressive family home offers an outstanding level of finish, with generous proportions and a carefully considered layout that caters to both everyday living and entertaining. With a striking kerb appeal and a premium design throughout, this is a home that is sure to capture attention.

Tucked away along a private driveway, the property enjoys a peaceful corner-plot setting while remaining within easy reach of the amenities and transport links that make Aughton such a desirable place to live. The driveway itself provides ample off-road parking for multiple vehicles, leading to a detached double garage with an electric door for added convenience. The exterior is elegant yet understated, setting the tone for the quality and space that lies within.

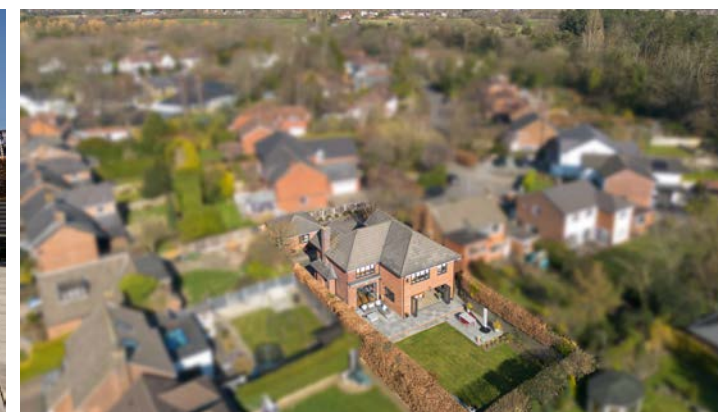
Stepping inside, the entrance hallway is wide and welcoming, offering a glimpse of the immaculate décor and high-end finishes that define this home. To the left, a spacious office is ideally suited for home working or study, offering a quiet and private space separate from the main living areas. On the right, the generous main living room is decorated to an exceptional standard, with a modern feature limestone fireplace and multi-fuel log burner creating a central focal point. Triple aspect windows, including a bay to the front and bi-folding doors to the rear, ensure the room feels both open and inviting, connecting effortlessly with the outdoor space.

At the heart of the home is a stunning open-plan family dining kitchen, designed with both style and practicality in mind. Fitted with a bespoke range of high-end wall, base and tower units, the space is beautifully complemented by premium Quartz work surfaces and an integrated suite of appliances. A feature breakfast bar provides a natural gathering point while an expansive dining area flows seamlessly into an additional family living space, with two further sets of bi-fold doors inviting in natural light and creating a wonderful connection to the landscaped rear garden. Premium oak flooring extends throughout this contemporary property, with a well-equipped utility room and an adjoining WC completing the ground floor accommodation, providing additional practicality for busy family life.

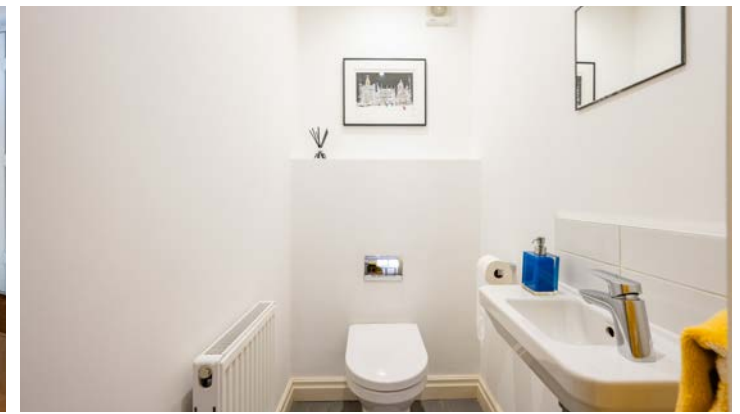
Upstairs, four well-proportioned double bedrooms offer plenty of space and flexibility, all finished to a high standard with fitted wardrobes providing excellent storage. The main bedroom is particularly luxurious, boasting its own walk-in wardrobe/dressing room alongside a beautifully appointed en-suite bathroom which enjoys under floor heating. The remaining bedrooms enjoy pleasant views over the surrounding area and are well-served by the main family bathroom, which features a freestanding bath, a separate shower, WC, stylish vanity wash hand basin, under floor heating and electric mirror, all set within a contemporary tiled design.

Outside, the rear garden has been professionally landscaped to create a sleek and modern outdoor retreat. A high-quality porcelain patio wraps around the property, providing a stylish and low-maintenance setting for relaxing and socialising. The central lawn is neatly bordered by contemporary fencing and a selection of mature bushes and plants, offering privacy while maintaining a clean and minimalist aesthetic. Additional areas of interest add to the garden's appeal, ensuring there is something for everyone to enjoy.

Aughton is widely regarded as one of West Lancashire's most desirable locations, offering a blend of peaceful residential living with excellent connectivity. Highly regarded schools, independent shops, and well-regarded restaurants are all within easy reach, while Aughton's railway station provides quick and convenient links to Liverpool, making this an ideal home for commuters. With gas central heating, double glazing, and a host of premium finishes throughout, this is a home that offers a perfect blend of luxury, comfort, and practicality. Internal inspection is highly advised to fully appreciate the quality and space on offer.







KEY FEATURES

Exceptional Detached Home

Four Bedrooms

Circa 2576 Square Feet

Stunning Open-Plan Family Dining Kitchen

Professionally Landscaped Rear Garden

Ample Driveway Parking

Detached Double Garage

Peaceful Corner Plot













