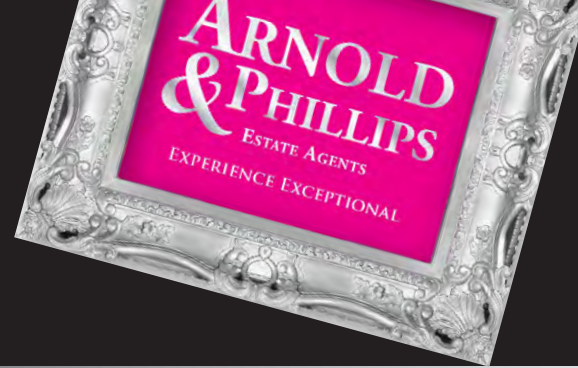
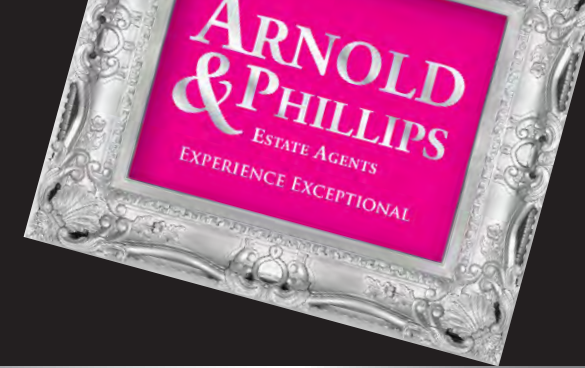


Long Lane, Aughton

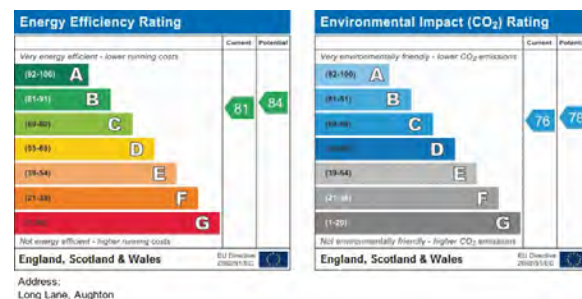
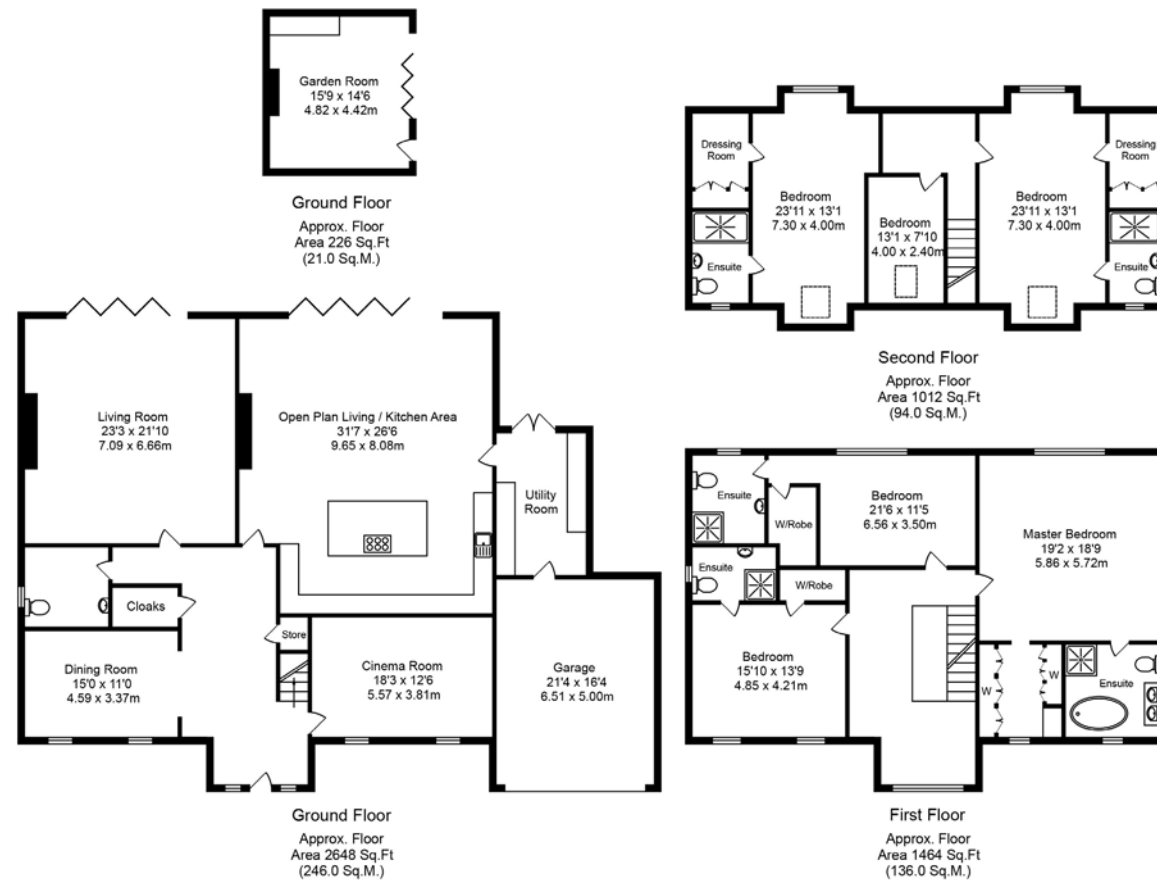


Long Lane, Aughton



Long Lane, Aughton Total Approx. Floor Area 5350 Sq.ft. (497.0 Sq.M.)

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



01695 570102
enquiries@arnoldandphillips.com

arnoldandphillips.com

Asking Price £1,100,000

arnoldandphillips.com

Every care has been taken with the preparation of this Sales Brochure but it is 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. This Sales Brochure does 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.

Graced with an abundance of opulent living space arranged over three inviting levels is this quite stunning detached residence. Constructed in 2017 to exacting standards, the property stands proudly in this distinguished residential location and provides a wealth of family accommodation with a designer finish and a sophisticated, stylish flair which pervades throughout. The home is enhanced throughout by a variety of quality touches and offers accommodation covering over 5350 square feet with highlights including a large reception hallway, cloaks, downstairs WC, 23' lounge, cinema room, dining room, open plan family room/breakfast kitchen, utility room, six bedrooms, five en-suites (with under floor heating), three dressing rooms, and a home office. Externally the property provides gated access with intercom, extensive parking, and secure, private gardens to the rear with a 226 square foot summer house and a large paved patio area. Other benefits include gas central heating double glazing and CCTV. Never has the cliché 'internal inspection a must' been more apt, as only by viewing can you appreciate the inviting appeal and perfect comforts that define this family jewel.

The outstanding finish is the home's hallmark with contemporary opulence imparted by the quality fittings, floorings, fireplaces and other exquisitely finished details throughout the interior. With so many salient selling points it is almost impossible to pick one particular highlight, however, the huge open plan family dining kitchen and living area should surely be given special mention with its comprehensive array of quality fitted units along with a large centre island, breakfast bar and extensive granite work surfaces. Boasting a plethora of the top of the line appliances including fridge, freezer, a microwave, double ovens, plate warmer, dishwasher, hob with extractor hood, waste disposal unit, boiling water on tap and a drinks cooler, the quality feel is completed with porcelain tiled flooring. This magnificent room is perfect for entertaining in style and offers bi-folding doors opening out into the rear gardens.

The area is noted for its varying types and styles of prestige homes. The property rests in a convenient location with easy access into Ormskirk town centre, with its wonderful shopping and other amenities. There are a number of highly regarded local schools and the property is within easy reach of the railway and motorway networks making it ideal for the commuter.









CONTEMPORARY *flair...*

FIVE STAR *style...*

