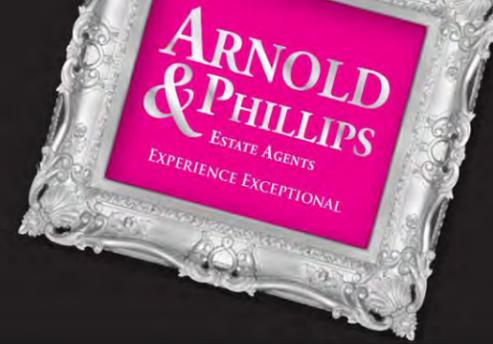


Springfield Road, Aughton

Springfield Road, Aughton



### Total Approx. Floor Area 3153 Sq.ft. (293.0 Sq.M.)

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



Ground Floor  
Approx. Floor Area 1883 Sq.Ft (175.0 Sq.M.)

First Floor  
Approx. Floor Area 1270 Sq.Ft (118.0 Sq.M.)



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Asking Price £810,000

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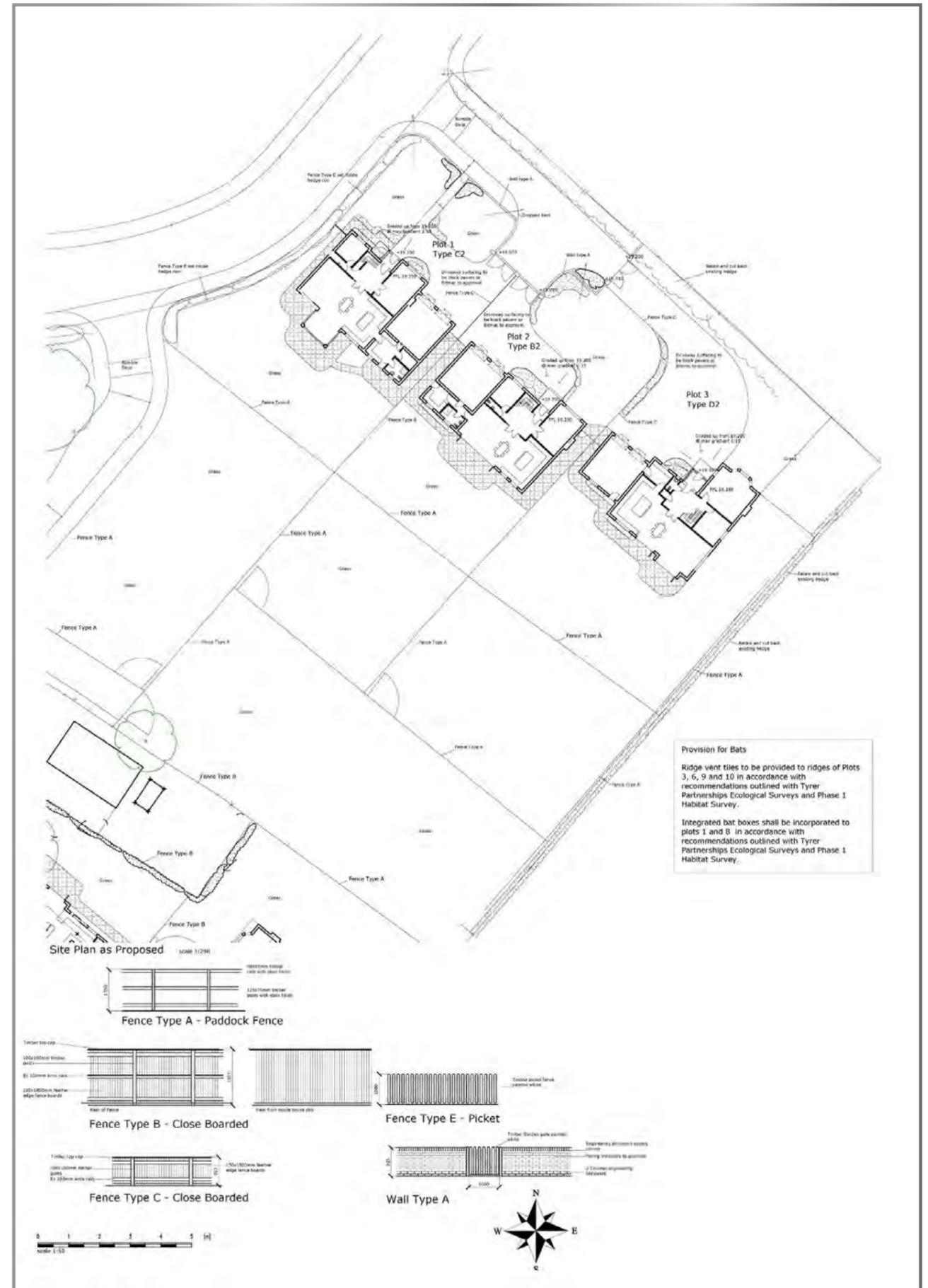
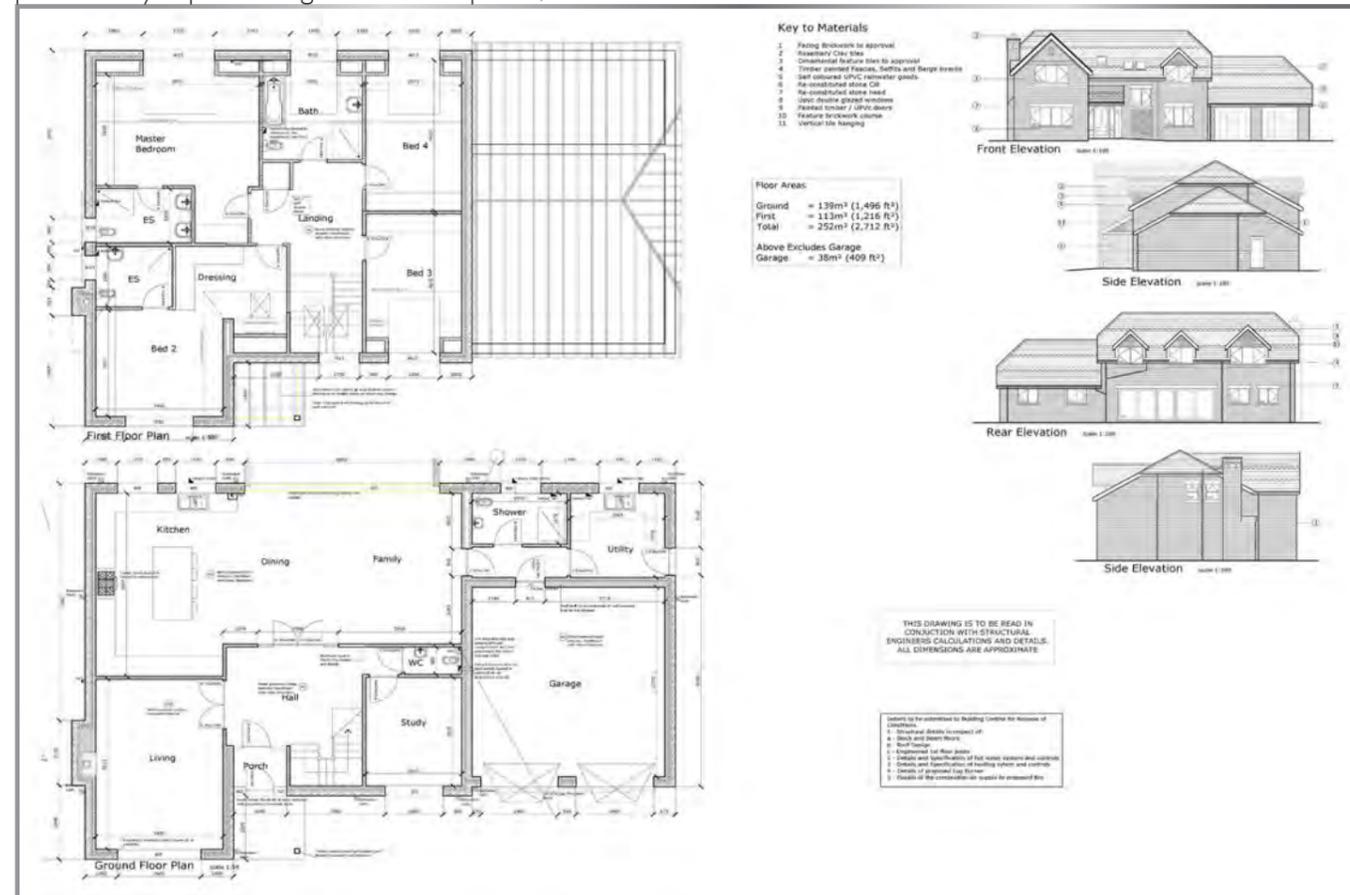
Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract 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](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.

An exclusive opportunity purchase one of only three, brand new luxury detached homes designed and built to an extremely high standard. Occupying a commanding position at the end of a private drive 'Plot 2' is a magnificent four bedroom, four bathroom family home set amongst large private gardens with a floor plan covering over 3153 square feet. A perfect family home means easy living, varied amenities and a location which is second to none - Aughton Chase is perfect in every sense and the properties provide all the conveniences of modern day living in an unrivalled setting. An enviable location is only one of the superb advantages defining the development with each home being unique and attractive, with a superlative finish, designed and created by one of the area's most renowned local builders.

The homes handsome composition fits effortlessly into the verdant setting and the accommodation takes full advantage of the natural light and the delightful aspects. The cutting edge design, high standard of finish and privacy all influence the lifestyle within this luxury family home and with good proportions, and an open flowing floor plan, the property has a spacious and comfortable feel. Accommodation highlights include entrance porch, reception hallway, lounge, study, a huge open plan family dining kitchen with Bi-folding doors to the rear gardens, utility room, storage room, cloaks/wc, three piece downstairs shower room and on the first floor, four double bedrooms, two en-suites, and a four piece family bathroom. Other points to note are the contemporary double glazed aluminium windows and gas central heating.

Outside there are large gardens to the front and rear together with extensive parking and an attached double garage. The development is situated within the prestigious district of Aughton, an area which boasts fine credentials as the perfect location in which to raise a family and an area renowned for its pleasing blend of prestige homes. With an eclectic mix of shops and restaurants just around the corner in Ormskirk town centre, Liverpool city centre within easy reach as well as beautiful countryside and canal walks, you and your family can enjoy the best of both worlds.

To the rear of the three properties there is a paddock of approximately half an acre which is currently available to purchase by separate negotiation with plot 1, 2 or 3.





STUNNING *features...*

