

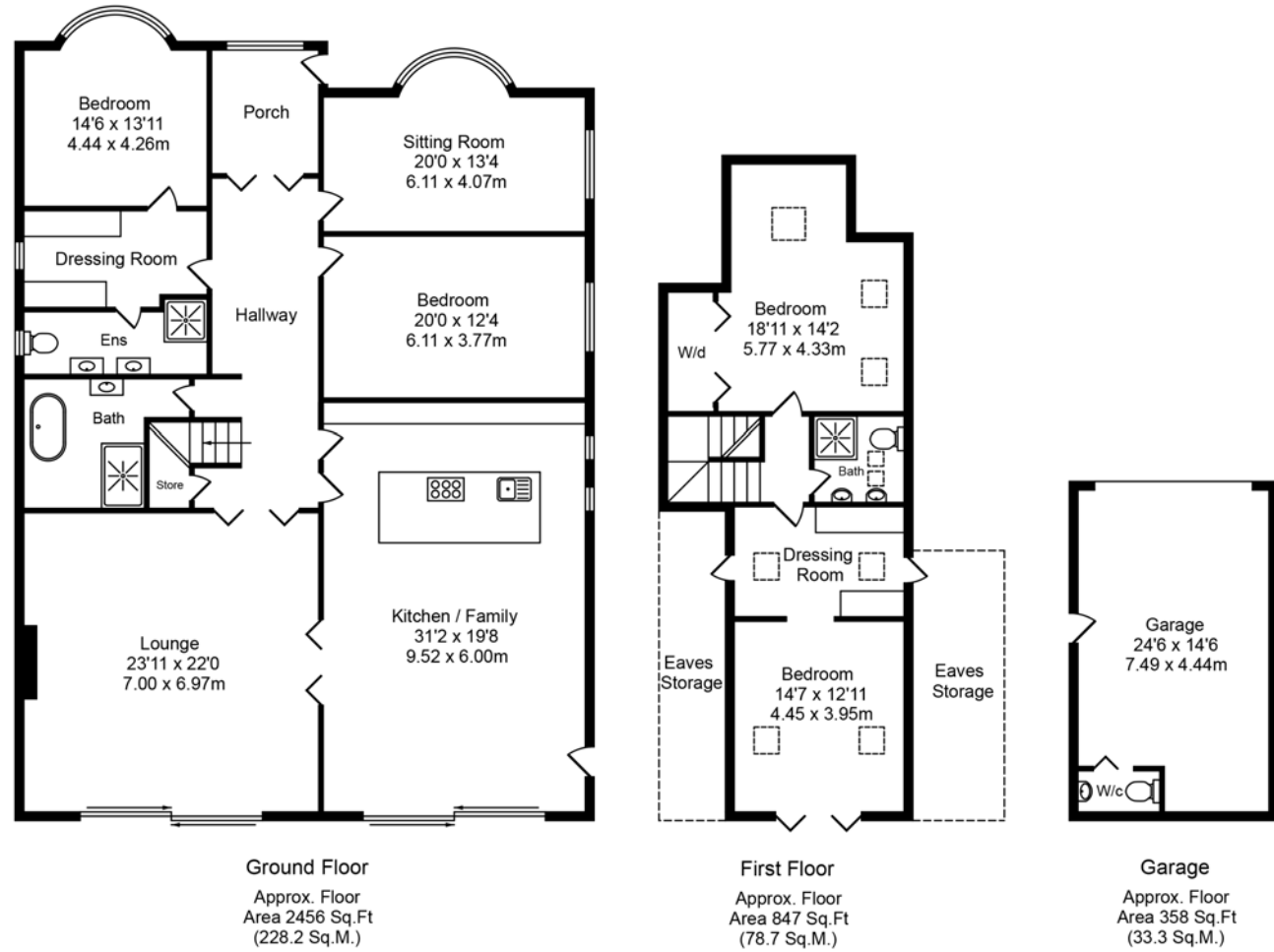


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

Parbold: 01257 442789
 Chorley: 01257 241173

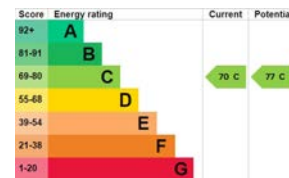
Total Approx. Floor Area 3661 Sq.ft. (340.2 Sq.M.)

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.



Arnold & Phillips are delighted to bring to market an exclusive opportunity to acquire this remarkable four/five-bedroom detached residence, nestled in the heart of Aughton along the highly sought-after Long Lane.

We are delighted to present this immaculate four-bedroom detached property, set on a generous and mature plot in the renowned Aughton locale. Representing the pinnacle of luxury living, this prestigious address has been meticulously renovated from top to bottom, offering an expansive living space that stretches across an impressive 3,661 square feet.

At the heart of this magnificent home lies a bespoke, high-end kitchen, characterized by its glistening high gloss finish and stunning contemporary multi-fuel log burning fireplace. Adorned with sumptuous quartz work-surfaces and a central feature island, it boasts a comprehensive suite of integrated modern appliances. Premium flooring gracefully ties the space together, extending to generous living and dining zones. These expansive areas are illuminated with an abundance of natural light, courtesy of the expansive sliding patio doors.

The main living room is finished to a stunning level and centred around an opulent media wall with inset living flame gas fireplace, with the generous living proportions drenched in natural light via picture sliding patio doors. The residence thoughtfully offers two to three bedrooms on the ground level, with a lavish en-suite and ground floor family bathroom, allowing flexibility for various lifestyles. Ascend to the upper level and discover two additional spacious bedrooms and further family bathroom. Every corner of this home speaks of a luxury lifestyle, ensuring its residents an enviable standard of living.

Step outside and be welcomed by a professionally curated garden. Extensive porcelain patio terracing provides the perfect backdrop for leisure and entertainment. The vibrant green hues of the expansive central lawn are beautifully complemented by a rich tapestry of established plants, resplendent flowers, towering trees, and delicate shrubs. It's a veritable haven of tranquillity, awaiting your arrival.

In summary, this residence isn't just a house; it's a statement of distinction, crafted for those who appreciate the finer things in life. Experience the epitome of luxury Aughton living accommodation. Gas central heating, double glazing and an exacting finish are offered as standard throughout. We invite discerning buyers to arrange a viewing and witness firsthand the grandeur and elegance of this unique offering.









