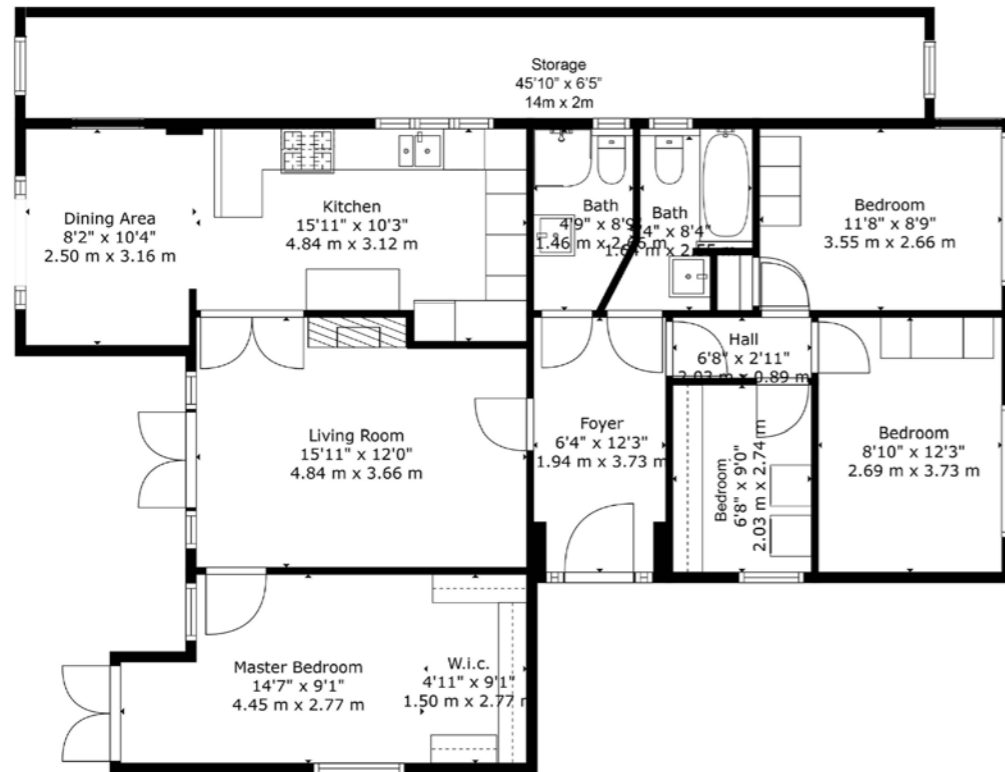




Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
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TOTAL: 1373 sq. ft, 128 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: D

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.

THE LUXURY PROPERTY SPECIALISTS

Narrow Croft Road, Aughton
 Asking Price £425,000

A&P

This captivating property presents a rare opportunity to own a true bungalow in a highly sought-after location. True bungalows are often in high demand due to their limited availability, and this particular home is no exception. Situated in a desirable area, it offers a private plot and a delightful south-facing rear aspect, making it even more appealing.

Boasting a well-proportioned and extended layout, this four-bedroom detached home is perfectly suited for a family. The internal accommodation spans over 1373 square feet, providing ample space for comfortable living.

As you enter, you are welcomed by the reception hallway that sets the tone for the rest of the property. The main living room is a haven of relaxation, featuring a cosy wood-burning stove and abundant natural light streaming in through the French doors that open up to the rear garden. The dining kitchen is very impressive, offering a spacious area with modern hi-gloss wall and base units, complemented by contrasting work surfaces. It is equipped with quality integrated appliances and provides ample room for dining. The French doors lead out to the gardens, creating a seamless flow between indoor and outdoor spaces, making it an ideal setting for entertaining guests.

The four bedrooms are all well-proportioned, offering comfortable retreats for all family members. The flexible nature of the property allows for the possibility of transforming one of the bedrooms into a second sitting room or formal dining room, catering to individual preferences and needs. The accommodation is completed by a three-piece shower room and a separate three-piece family bathroom, both featuring modern suites finished in classic white. These bathrooms provide flexibility and convenience for the entire family.

Externally, the bungalow sits on a generous-sized plot, with meticulously maintained gardens at the front and rear. The rear garden, which enjoys a sunny south-facing aspect and offers privacy, features a well-manicured lawn and neat, well-established borders. A spacious paved patio area provides the perfect setting for outdoor dining and relaxation. The property also benefits from off-road parking facilities on the driveway, along with an enclosed storage area with its own entrance spanning along the length of the house.

With gas central heating and double glazing throughout, the bungalow offers comfort and efficiency. To truly appreciate the charm and appeal of this delightful home, we highly recommend scheduling an internal inspection. Don't miss out on the opportunity to make this exceptional bungalow your own.





KEY FEATURES

SUPERB DETACHED
TRUE BUNGALOW

FOUR BEDROOMS

CIRCA 1373 SQ FT

HIGH STANDARD OF
PRESENTATION

IMPRESSIVE DINING KITCHEN

PRIVATE REAR GARDEN WITH
SOUTH FACING ASPECT

HIGHLY SOUGHT AFTER
LOCATION







