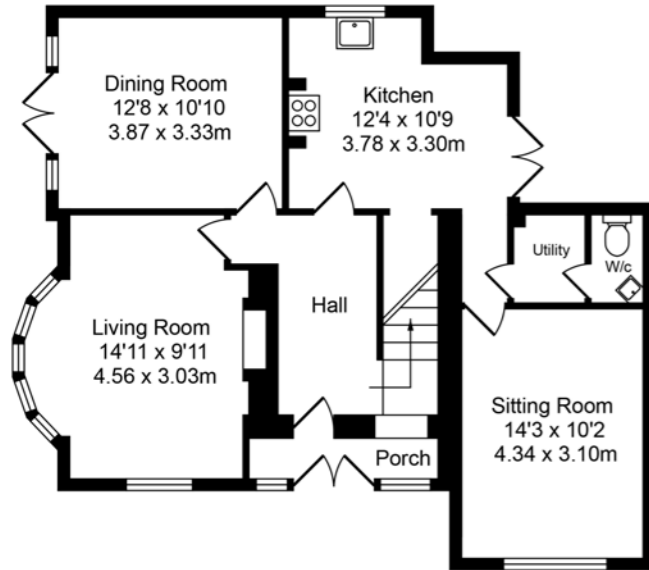




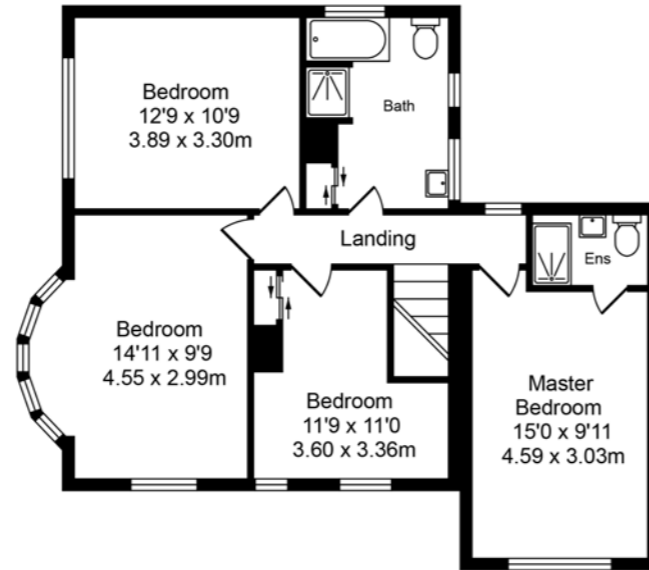
Ormskirk: 01695 570102 Parbold: 01257 442789
 Southport: 01704 778668 Chorley: 01257 241173
 arnoldandphillips.com

Total Approx. Floor Area 1600 Sq.ft. (148.7 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 818 Sq.Ft (76.0 Sq.M.)



First Floor
 Approx. Floor Area 782 Sq.Ft (72.7 Sq.M.)



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. 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 exciting opportunity to acquire this spacious and well-presented four-bedroom detached family home, attractively positioned within a sought-after location in Aughton, West Lancs.

Ideally situated close to a host of local amenities, the property provides excellent transport and commuter links, thanks in part to the nearby local rail station. With several reputable schools also residing nearby, this home is ideal for families and working professionals alike.

Approached via a large driveway providing off-road parking for multiple vehicles, the ground floor of this free-flowing property enjoys three dedicated main reception rooms. The front left boasts a large main living room, flooded with natural light via a sweeping bay window and centred around a modern feature fireplace. Across the large hallway, the garage has been professionally converted to include a second sitting room with an adjoining WC/utility room, which could easily be repurposed as a fifth ground floor bedroom if required. The rear of the property features a spacious dining room with an adjoining fitted kitchen, offering an array of wall, base, and tower units in a modern white gloss design, complemented by integrated appliances and stylish contrasting work surfaces.

The first floor boasts four double bedrooms, all decorated to a high standard and equipped with integrated wardrobes and storage facilities. The main bedroom further benefits from a tiled en-suite bathroom, while the main family bathroom is of a good size and includes a bath, separate shower, WC, and vanity wash hand basin, all finished in a modern tiled design.

Externally, generous wrap-around gardens encircle the property, providing a private enclave for relaxation. An ample patio terrace offers an ideal space for outdoor gatherings, while turfed lawns are bordered by a range of established trees, plants, and shrubs. With an abundance of future development potential, gas central heating, and double glazing throughout, internal inspection of this 1,600-square-foot property is highly advised to fully appreciate all that resides within.



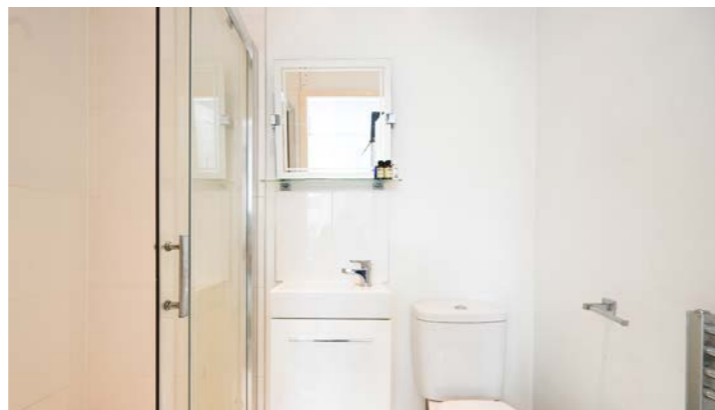


KEY FEATURES

- Spacious Detached Home
- Four Bedrooms
- Circa 1600 Square Feet
- Modern Fitted Kitchen
- Three Reception Rooms
- Generous Wrap-Around Gardens
- Driveway Parking









THE LUXURY PROPERTY SPECIALISTS

Rosehill Drive, Aughton

A&P