



Ormskirk: 01695 570102
arnoldandphillips.com

Chorley: 01257 241173
Southport: 01704 778668

ARNOLD & PHILLIPS
ESTATE AGENTS

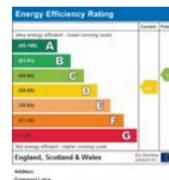
Total Approx. Floor Area 2842 Sq.ft. (264.1 Sq.M.)

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.



THE LUXURY PROPERTY SPECIALISTS

Swanpool Lane, Aughton
Asking Price £830,000

A&P

Arnold & Philips are pleased to bring to market an exciting opportunity to acquire this significantly extended four bedroom detached dormer bungalow, residing within a generous plot along the highly sought after Swanpool Lane in Aughton, West Lancs.

Approached via a private driveway providing off-road parking for multiple vehicles, access is granted via the modern front entrance, with one received into a spacious and naturally lit main entrance hallway. The front of the property enjoys a large bay-fronted main lounge which is flooded in an abundance of natural light via dual aspect windows and flows through to an adjoining dining room. Adjacent is a tiled modern family bathroom providing bath with overhead shower, WC and wash hand basin. Centrally resides a large multi-functional utility room, with a large master suite residing to the rear right of the property and providing large bedroom, walk in wardrobe and substantial tiled en-suite family bathroom. The ground floor accommodation is complete with a large living room which is centred around a premium multi-fuel log burning fireplace that runs through into a large open-plan family dining kitchen, providing an array of wall, base and tower units, featuring a comprehensive range of integrated appliances and premium contrasting work-surfaces and central feature island. With premium bi-folding doors illuminating an ample dining area, a large office also runs off this beautifully presented kitchen area.

The first floor enjoys three further double bedrooms, all of which are well-appointed and enjoy a pleasant outlook over the surrounding area, with the property well-served by a large family bathroom. A compact music room would also be ideal for utilisation as a second office if required.

Externally the rear of the property is private and not directly overlooked, enjoying a predominantly turfed central lawn, large patio terrace and established border of plants, trees and shrubs. A large, detached garage completed the accommodation of offer at this compelling property. Extending to a substantial 2,842 square foot of prime living accommodation and benefiting from a sought-after address, gas central heating and double glazing throughout, internal inspection is highly advised and early viewing will essential to avoid disappointment.





KEY FEATURES

- Extended Detached Dormer Bungalow
- Four Bedrooms
- Circa 2842 Square Feet
- Large Open Plan Family Dining Kitchen with a Range of Integrated Appliances
- Private Rear Garden with Turfed Central Lawn and Patio Terrace
- Detached Garage
- Driveway Parking for Multiple Vehicles





