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ORCHARD VIEW, AUGHTON, L39 5AD

ASKING PRICE: £410,000

Orchard View, Aughton

NSW Properties are delighted to bring to the market for sale this spacious, extended three bedroom detached true bungalow situated in the highly desirable area of Aughton, tucked away in a private position on a quiet cul-de-sac. The home enjoys a first class location in a wonderful peaceful setting, all perfectly situated for the commuter who desires a home which has easy access to rail links and the M58 motorway. The lovely market town of Ormskirk is only a short distance away with its array of amenities, excellent shopping and choice of restaurants. There are also a number of highly regarded local schools nearby.

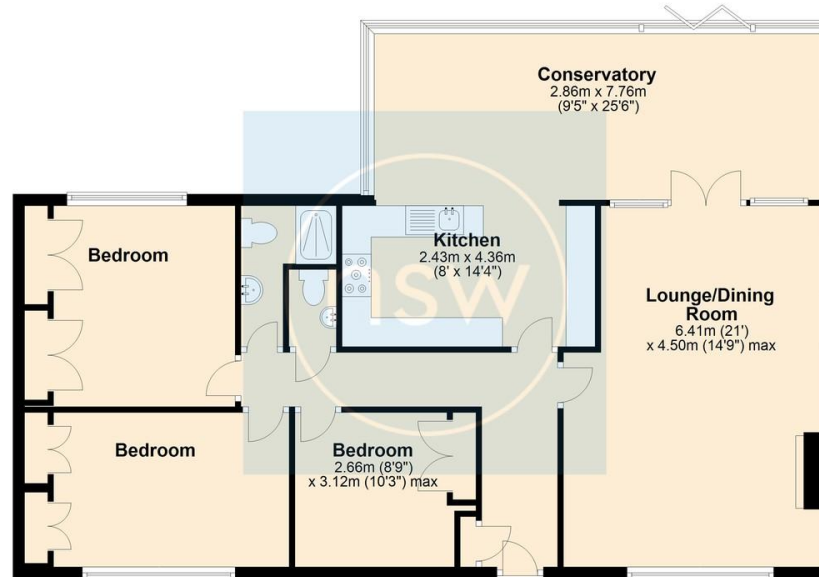
The property has recently been modernised and extended to the rear by the current owners. Upon entry the viewer will be greeted with a welcoming entrance hallway which gives way to the homes main living areas including the beautifully appointed lounge with wooden flooring, cosy feature fireplace and its abundance of natural light from the dual aspects and French doors that lead out into the large conservatory at the rear. The adjacent breakfast kitchen is a chefs delight, fitted with an array of attractive wall and base units with contrasting work surfaces and breakfast bar area as well as underfloor heating. There are an abundance of integrated appliances including a range cooker with a canopy style extractor over, dishwasher, fridge and freezer. The kitchen has an open plan feel and flows seamlessly through to the conservatory at the rear which stretches across the back of the property and allows access out to the rear garden.

Proceeding through the hallway the homes three double bedrooms are all well-proportioned and tastefully decorated whilst the family bathroom is complete with a three piece suite in white with a walk in glass screen shower, low level w/c, and a vanity was hand basin, complementary tiling to the walls and floor completes the stylish look. The homes accommodation is rounded off with a convenient separate w.c. Externally there are well kept gardens to both front, side and rear with well-kept lawns mature shrubs and planting. The low maintenance rear is a quiet spot in which to enjoy breakfast or an early evening drink and has stone paved patio areas ideal for dining alfresco style. To the front there is ample parking on the block paved driveway and access to detached garage at the rear. Other benefits include, gas central heating and double glazing throughout as well as a fitted airflow system in the loft.



Ground Floor

Approx. 109.2 sq. metres (1175.3 sq. feet)



Total area: approx. 109.2 sq. metres (1175.3 sq. feet)

This floor plan is for illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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