



## 10 Molyneux Road, Aughton, Ormskirk L39 6RB

Offers Over £125,000



A one bedroom ground floor apartment set in a popular location with convenient access to rail and road networks. Currently offering flexible living space with improvement potential. Good sized garden to rear.





## ACCOMMODATION COMPRISES

Entrance door to:

### ENTRANCE HALL

Two built in storage cupboards. Radiator.

### STORE ROOM

Providing useful storage space.

### OFFICE/PLAYROOM 6'5" x 5'3" (1.98m x 1.61m)

Double glazed window to side.

### LOUNGE 14'3" x 14'2" (4.36m x 4.33m)

Double glazed bay window to front. Built in storage cupboards to chimney recess one housing the Ideal combi boiler (fitted approx 2 years ago) . Radiator.

### KITCHEN 9'2" x 7'9" (2.81m x 2.38m)

Double glazed window to rear. Fitted with a range of wall and base units with work surfaces over incorporating stainless steel sink unit. Gas cooker point and space for fridge freezer. Plumbed for automatic washing machine and space for tumble dryer. Tiled to splashbacks. Wood flooring.

### BEDROOM 12'11" x 10'0" (3.94m x 3.06m)

Double glazed window to rear. Radiator.

### BATHROOM 5'10" x 5'5" (1.78m x 1.66m)

Double glazed opaque window to side. Fitted with a three piece suite comprising freestanding bath with shower over, pedestal wash hand basin and low level w.c. Radiator.

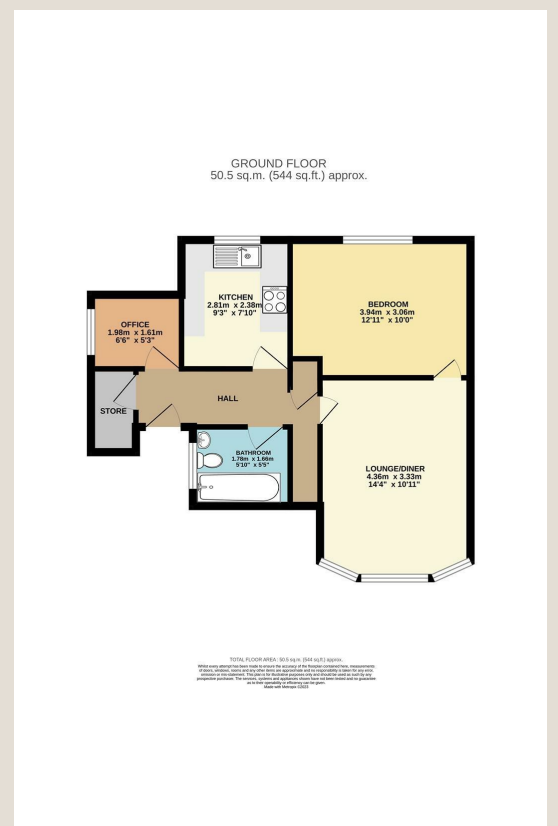
## OUTSIDE

The property is approached via shared pathway with side access to the rear garden. The good sized rear garden has paved patio, and is mainly laid to lawn with mature tree/shrub borders.

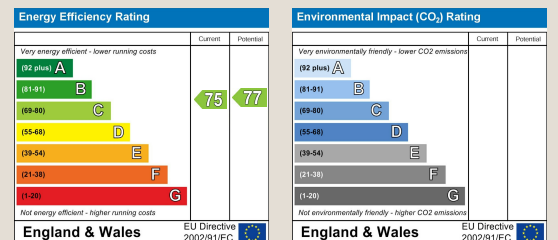
## Area Map



## Floor Plans



## Energy Efficiency Graph



# Property Specialists

12 New Street, Mawdesley, Lancashire, L40 2QP Telephone: 01704 821393

Email: sales@angelaburnett.com www.angelaburnett.com

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