



**Ian Anthony**  
The Estate Agents

## 58 Black Moss Lane, Aughton

Guide Price £410,000

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A delightful detached dormer style property offering spacious family accommodation enjoying wonderful open views over surrounding countryside to the front aspect. Ground floor comprises of a spacious hallway, living room, cloakroom, open plan kitchen/diner and family room. To the first floor there are four good sized bedrooms and a family bathroom. Outside there is a driveway leading to an integral garage and easily maintained gardens to the front and rear. The property is located in one of the most sought after areas of Aughton and viewing is highly recommended to appreciate the accommodation on offer.



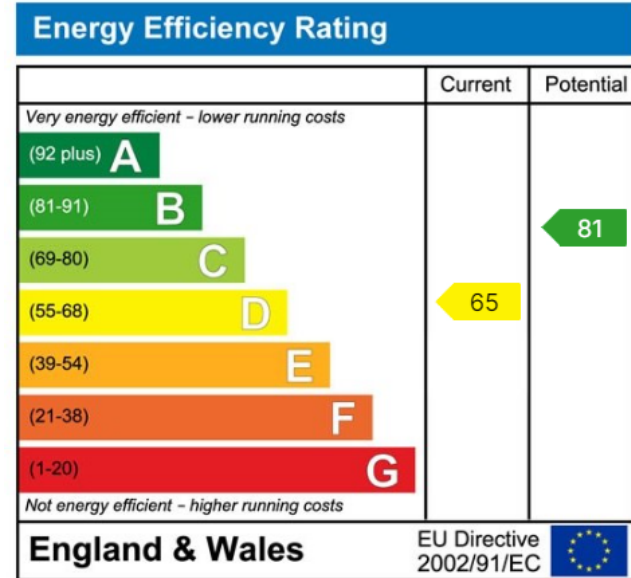


Floor Area  
sq. ft.

Tenure  
Freehold

Service Charge  
£ per annum

Ground Rent  
£ per annum



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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