



Ian Anthony
The Estate Agents

Mickering Lane, Aughton, Lancashire

Guide Price £495,000

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NO UPWARD CHAIN! A superb detached barn conversion enjoying a highly desirable rural location in the sought after area of Aughton and only a short drive from the historic Ormskirk town centre. The property offers living space full of charm and character and with many original features. The accommodation comprises a good sized entrance hall, living room, dining room, kitchen, utility room and cloakroom whilst to the first floor there is a master bedroom with en-suite, two further bedrooms and a family bathroom. Outside there is a cobbled driveway, garage and attractive well established garden. The property is immaculately presented throughout and worthy of internal inspection.



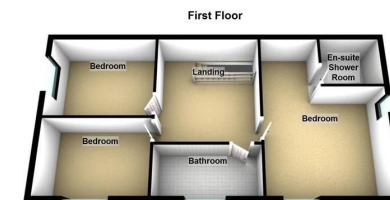
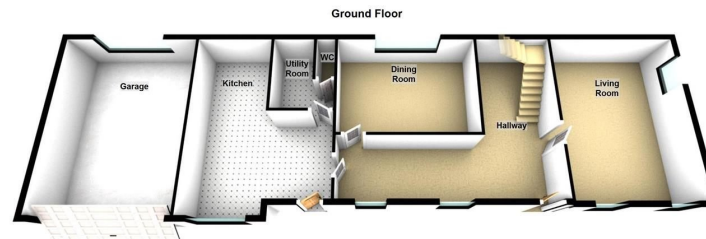


Floor Area
sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£ per annum



The plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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