

Ian Anthony The Estate Agents

Ivy Cottages, Clieves Hill Lane, Aughton, L39 7HP Guide Price £350,000







- CHARMING SEMI DETACHED · LIVING ROOM COTTAGE
- DINING/SITTING ROOM
- TWO BEDROOMS
- NO UPWARD CHAIN!
- SEMI RURAL LOCATION
- BEAUTIFUL GARDENS

• KITCHEN, DOWNSTAIRS

• SET IN A 0.7 ACRE PLOT

BATHROOM

DETACHED GARAGE & OFFICE SPACE

№ 2 **№** 1 **№** 2



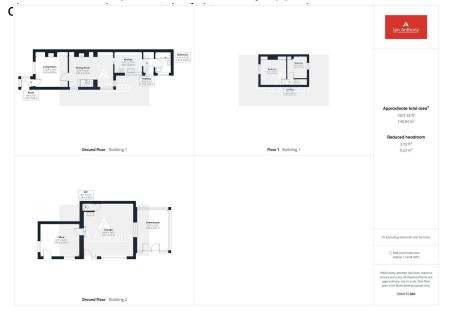




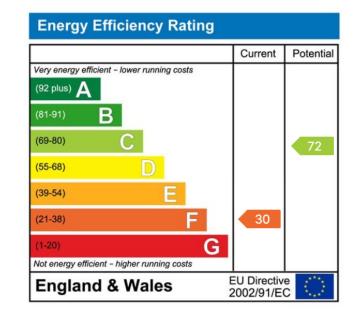


NO UPWARD CHAIN!

Situated on a generous-sized plot spanning approximately 0.7 acres, this delightful semi-detached cottage offers breathtaking views of the surrounding countryside from both the front and rear. Its idyllic location is undeniably one of its most remarkable features, while remaining conveniently close to the historic Ormskirk town centre and all its amenities. The ground floor accommodation comprises a living room, a versatile dining/ sitting room, kitchen, and a bathroom whilst to the first floor there are two bedrooms. Outside, a detached garage and office with an attached large greenhouse adds versatility to the property, offering ample storage space and potential for additional uses. The rear garden is a true gem, featuring a fabulous expanse of lawn bordered by mature herbaceous borders. Viewing is essential to fully appreciate the charm,







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