



**Ian Anthony**  
The Estate Agents

# Delph Park Avenue, Aughton

Guide Price £375,000

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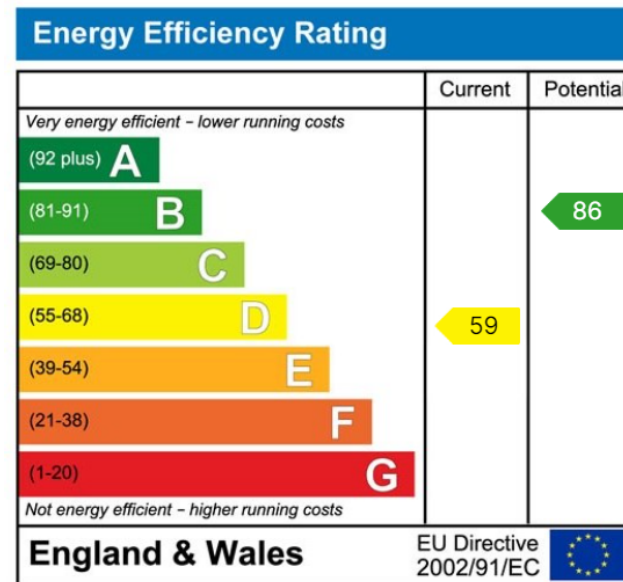


- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION
- TURNKEY PROPERTY
- OPEN PLAN KITCHEN/DINER
- PRIVATE REAR GARDEN
- EXCELLENT STORAGE SOLUTIONS
- TWO BATHROOMS
- DRIVE WAY PARKING





We are delighted to bring to market this exceptional four bedroom detached property set in the ever popular location of Delph Park Avenue. The house has been expertly renovated inside and crafted to create a bright and airy feel within the property. In brief the accommodation comprises to the ground floor a porch, living room, downstairs shower room, inner hallway, office, kitchen/dining room, lounge and integrated garage. To the first floor three double bedrooms and a family bathroom. The location of the property lends itself to a number of excellent local schools, cafes, bars, a michelin star restaurant and excellent transport links to Liverpool, Southport, Preston and beyond. Externally the property benefits from a three car driveway and a south facing rear garden which has the added benefit of not being overlooked! Internal viewing of the property is highly recommended to appreciate the work that has gone in



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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