



# Ian Anthony

The Estate Agents

# Hallmoor Close, Aughton, L39 4UQ

Guide Price £395,000

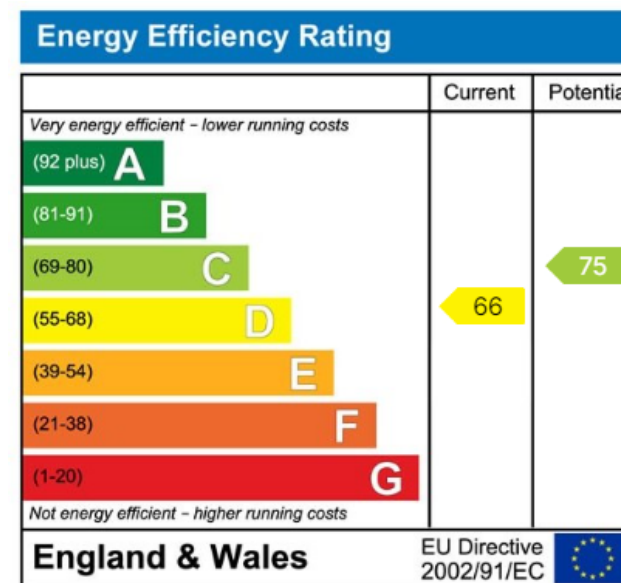
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- DETACHED BUNGALOW
- EXCELLENT LOCATION
- TWO BEDROOMS
- THREE BATHROOMS
- KITCHEN/DINER
- LIVING ROOM
- CONSERVATORY
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING
- GARAGE



We are delighted to bring to market this excellent two-bedroom detached bungalow situated in the ever-popular location of Hallmoor Close, Aughton. The ground floor accommodation comprises a welcoming porch, an entrance hallway, two bedrooms (one with an ensuite), a comfortable living room, a spacious kitchen/diner, a conservatory, a utility room, and an attached garage. The first floor features a versatile loft room with ample storage space and a bathroom. The exterior boasts a block-paved driveway with ample parking for two cars at the front, and a private, well-maintained rear garden perfect for outdoor relaxation and entertainment. This property is ideally located in close proximity to local amenities, including excellent transport links to Liverpool, Southport, and beyond, as well as coffee shops, bars, and Michelin-starred restaurants. Viewing is essential to appreciate the full potential and charm this property has to offer!



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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