



**Ian Anthony**  
The Estate Agents

# Smithy Lane, Aughton, Ormskirk, L39 6SS

Offers Over £400,000

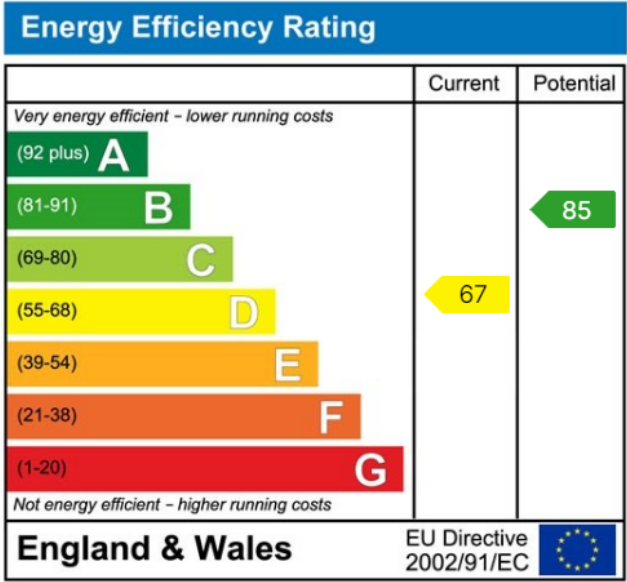
🛏️ 2 🚿 1 🚗 2



- TWO BEDROOMS
- ORIGINAL FEATURES
- EXCELLENT STORAGE SOLUTIONS
- FITTED KITCHEN
- TERRACED COTTAGE
- OAK BEAMS
- BEAUTIFUL REAR GARDEN
- IDYLIC LOCATION



We are delighted to bring to market this superb mid-terraced property situated on Smithy Lane, Aughton. The ground floor features a porch, a welcoming living room, an open-plan kitchen/sitting room, and a sunroom. The first floor offers two generously sized bedrooms with excellent storage facilities and a family bathroom. Outside, the property boasts an expansive and well-maintained rear garden adorned with colorful flowers and shrubs. Ideally located near bars, cafes, Michelin-star restaurants, and excellent transport links to Liverpool, Southport, and beyond, this turnkey property is a must-see. Viewing is essential to appreciate all it 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.