

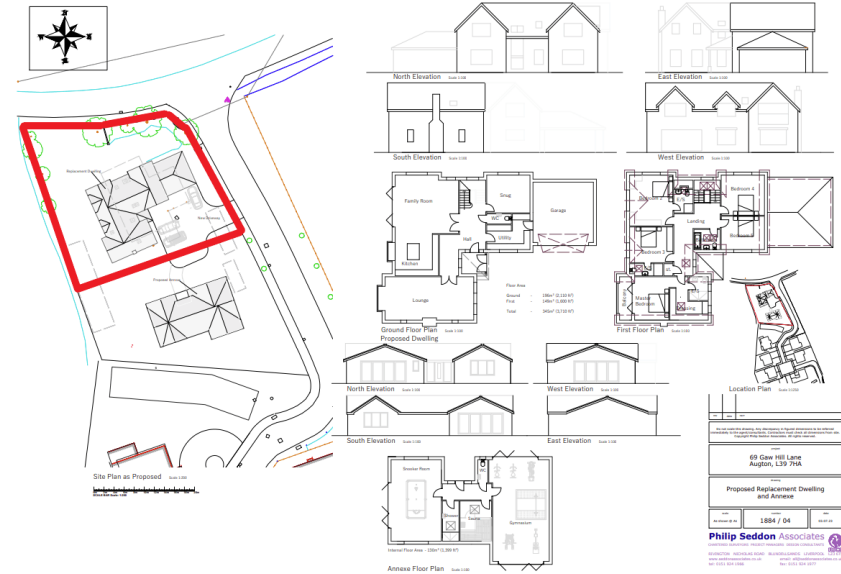
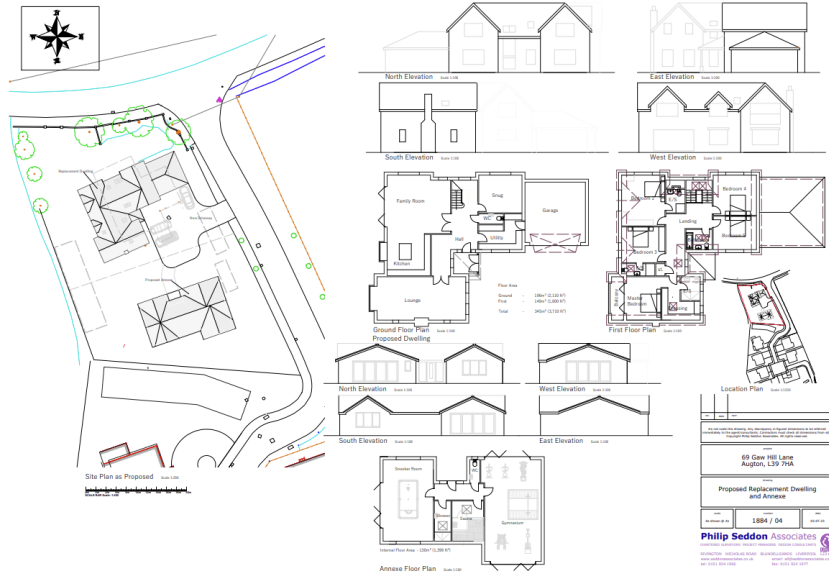
# Ian Anthony

The Estate Agents

# GAW HILL LANE, AUGHTON

Guide Price £625,000

4 2 2



- OPPORTUNITY FOR RE-DEVELOPMENT
- GREAT SIZED PLOT
- PLANS DRAWN UP
- COUNTRYSIDE VIEWS

## SUMMARY

RESIDENTIAL DEVELOPMENT OPPORTUNITY NOT TO BE MISSED!!! (SUBJECT TO GAINING ANY NECESSARY PLANNING CONSENTS). The total size of the potential property is 3,710 Square Foot. Sought after semi rural location in one of Aughton's premium postcodes with un-interrupted views of rolling countryside and green space. The plot currently comprises a detached house and outbuildings for personal use. On the ground floor the property offers a living room, dining room, kitchen, sitting room, breakfast room, laundry, utility room, two bedrooms, a family bathroom and cloakroom. To the first floor two further bedrooms, shower room and loft storage space. Outside a store room and paved area as well as lawn area and ample provision for off road parking. Viewing is essential to understand the potential that this plot has to offer!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: [enquiries@iananthonyestates.co.uk](mailto:enquiries@iananthonyestates.co.uk) <https://www.iananthonyestates.co.uk>