



**Ian Anthony**  
The Estate Agents

# Delph Park Avenue, Aughton, L39 5DF

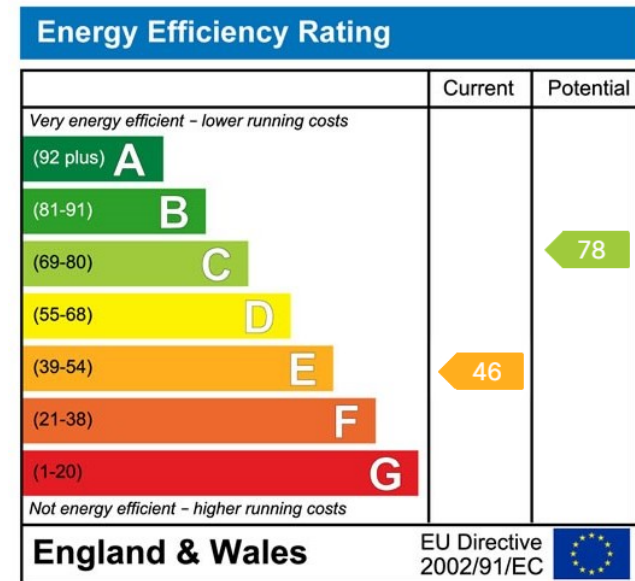
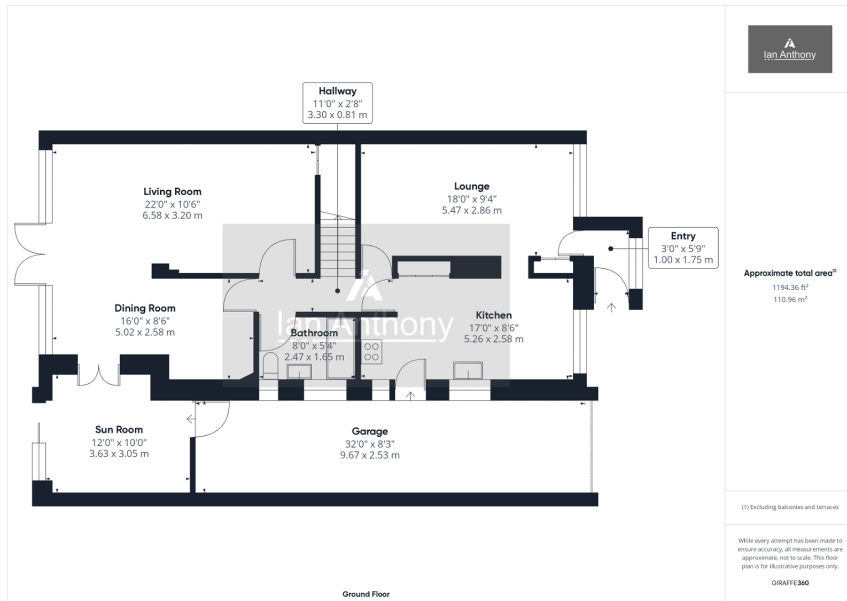
Guide Price £335,000

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Well presented semi-detached family home situated on Delph Park Avenue, Aughton conveniently located for Aughton and Ormskirk town centre, all associate amenities and transport links. Ground floor accommodation comprises of a lounge, living room/dining room, kitchen, sun room and family bathroom. Whilst to the first floor there is a master bedroom with en-suite and three additional bedrooms. Externally there is a low maintenance front garden with driveway providing off road parking, an integral garage and an enclosed garden to the rear. Viewings are highly recommended to appreciate what this property has to offer!



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