



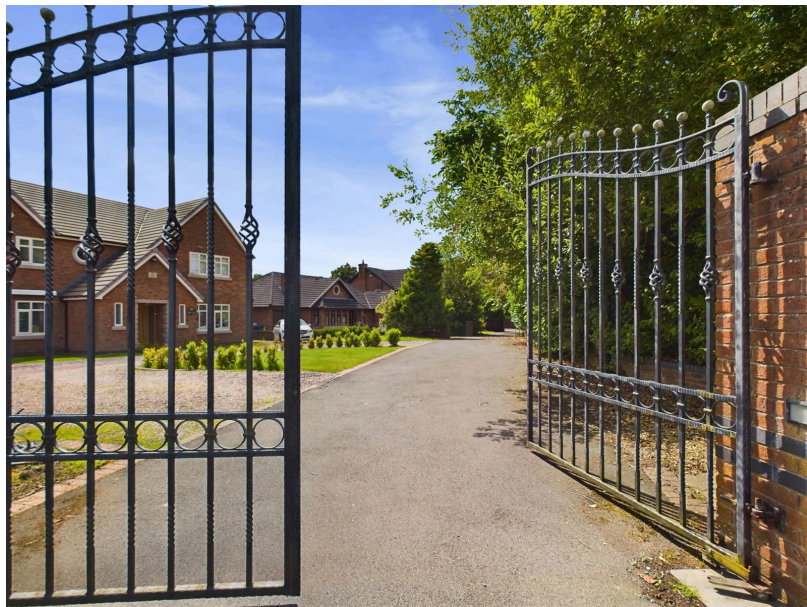
Ian Anthony

The Estate Agents

Sandfield Park, Aughton, L39 5JQ

Guide Price £625,000

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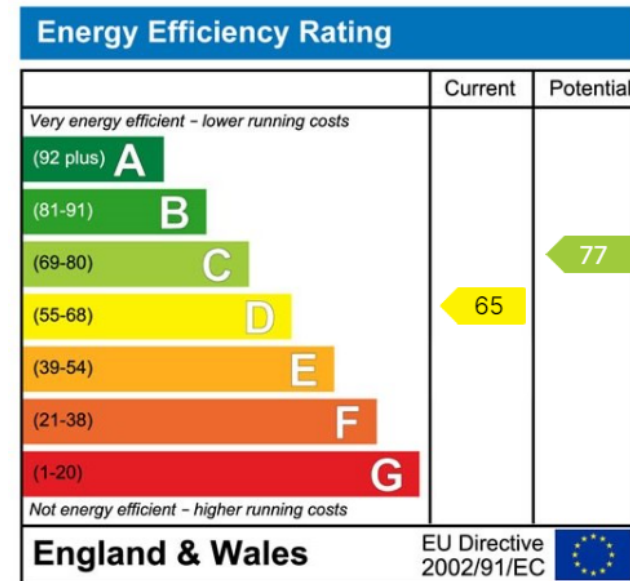
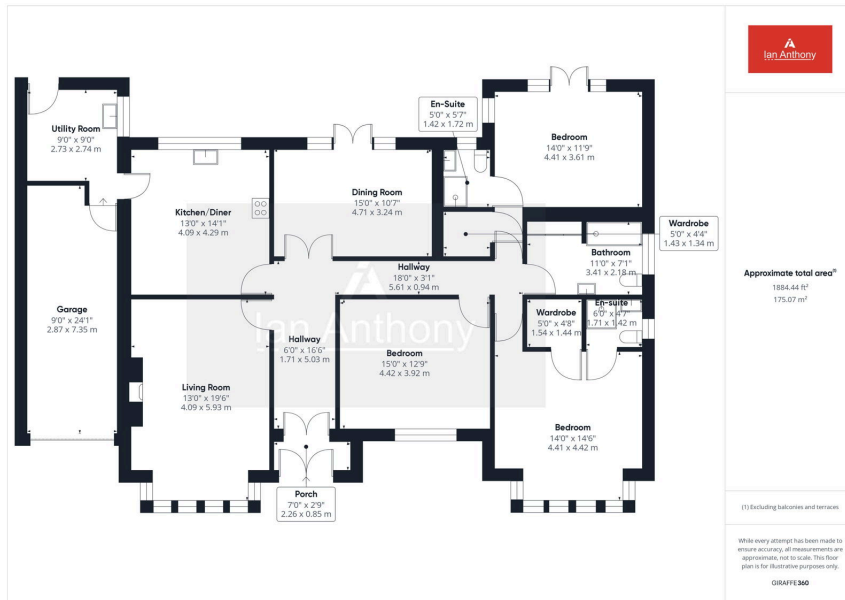
- A DETACHED TRUE BUNGALOW
- BREAKFASTING KITCHEN & UTILITY ROOM
- SEPARATE SHOWER ROOM
- 1/3 SHARE OF ADJACENT NATURE PARK
- LOUNGE, DINING ROOM
- THREE BEDROOMS TWO WITH ENSUITES & WALK IN WARDROBES
- GARAGE & GARDENS, GATED ENTRANCE
- DESIRABLE RESIDENTIAL LOCATION



A unique detached true bungalow, set in a highly sought-after location with on a private gated plot, impressive gardens, and a 1/3 share of the adjacent Sandfield Nature Park.

Located just off Long Lane in Aughton, this property is ideally situated for both Aughton Village amenities and Ormskirk town centre.

Accommodation comprises entrance porch, hallway, large lounge, dining room, fitted breakfast kitchen, utility room, three double bedrooms (two with en-suite shower rooms), and a modern family shower suite. Outside, the property boasts ample private gardens to the front and rear, providing superb outdoor living space. Parking is provided by a sweeping private driveway accessed by electric gates, leading to a parking area for numerous vehicles and an attached tandem garage.



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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