

## Ian Anthony The Estate Agents

## Haven Brow, Aughton, L39 5BE

Guide Price £425,000









• DETACHED FAMILY HOME • ENTRANCE HALL

LIVING ROOM
 DINING ROOM

KITCHEN/DINING
 UTILTY ROOM

FOUR BEDROOMS
 FAMILY BATHROOM

• FRONT AND REAR GARDENS • POPULAR RESIDENTIAL LOCATION



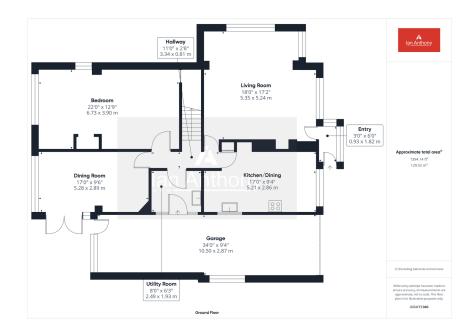






Well presented detached family home situated on Haven Brow, Aughton conveniently located for Aughton and Ormskirk town centre, all associate amenities and transport links. Ground floor accommodation comprises of a entrance hall, living room, dining room, kitchen, utility room and bedroom. Whilst to the first floor there are three further bedrooms and family bathroom. Externally there is a low maintenance front garden with driveway providing off road parking, an integral single garage and a enclosed garden to the rear. Viewings are highly recommended to appreciate what this property has to offer!





		Current	Potentia
Very energy efficient - lower running costs	$\neg$		
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80)			
(55-68)	ŀ	63	
(39-54)			
(21-38)			
(1-20)	3		
Not energy efficient - higher running costs			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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