



Ian Anthony
The Estate Agents

Noel Gate, Aughton, L39 5EQ

Guide Price £538,000

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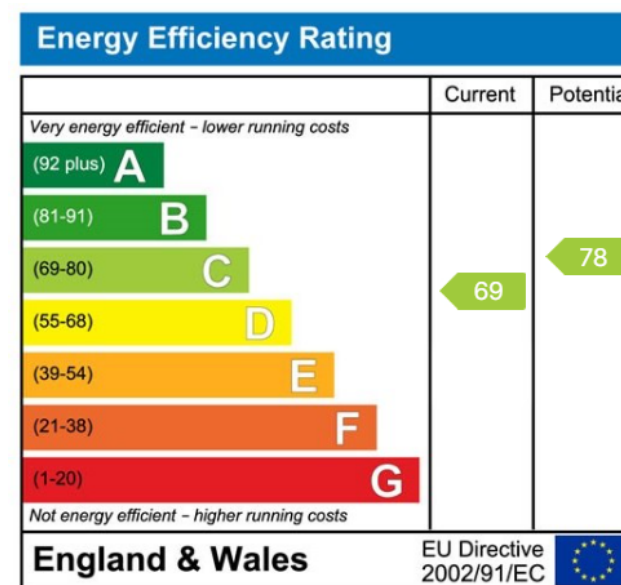
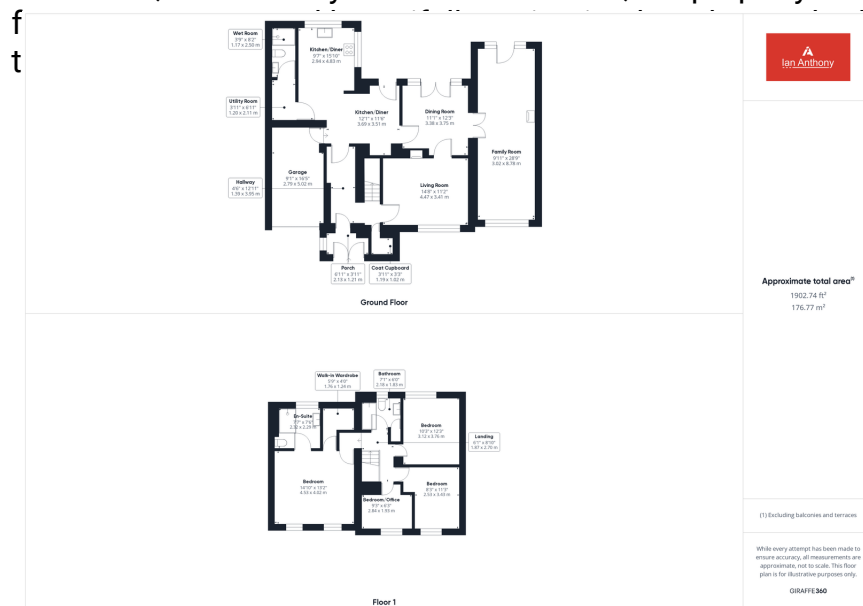


- IMPRESSIVE DETACHED PROPERTY
- KITCHEN/DINER, UTILITY ROOM, WET ROOM
- MASTER BEDROOM WITH ENSUITE & DRESSING ROOM
- FAMILY BATHROOM
- POPULAR RESIDENTIAL LOCATION
- LIVING ROOM, DINING ROOM
- FAMILY ROOM
- THREE FURTHER BEDROOMS
- ATTRACTIVE GARDENS FRONT & REAR
- CONVENIENT FOR LOCAL AMENITIES



SUMMARY

We are delighted to present this immaculate and deceptively spacious detached residence, offering superb family accommodation with a perfect blend of elegance, comfort, and modern living. Situated on a corner plot in the sought-after location of Aughton, the property is conveniently close to local amenities, including excellent schools, transport links, Michelin-starred restaurants, bars, and coffee shops. Ormskirk town centre is just a short drive away, offering a wide variety of supermarkets, restaurants, bistros, and bars. The ground floor comprises a bright entrance hall, a welcoming living room, a kitchen/diner, a utility room, a wet room, a dining room, and a family room. On the first floor, you'll find a master bedroom with an ensuite and a walk-in dressing room, three additional bedrooms, and a family bathroom. Outside, the property



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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