

## Ian Anthony The Estate Agents

## Narrow Lane, Aughton, L39 5EN

Guide Price £200,000









• NO CHAIN!

 DESIRABLE AUGHTON LOCATION

TWO BEDROOMS

- BUNGALOW
- NEWLY FITTED KITCHEN
- CONSERVATORY
- FRONT AND REAR GARDEN GARAGE









Located in the sought-after location of Aughton, this 2-bedroom bungalow offers great potential on a quiet, peaceful road. The property features a newly fitted modern kitchen, ideal for immediate use, while the rest of the home provides an excellent opportunity for modernisation to suit your personal style.

The spacious layout includes a bright conservatory that overlooks the well-maintained rear garden, perfect for relaxing or outdoor dining. The front garden adds further curb appeal, while the property also benefits from a garage with electricity, offering convenient additional storage or workspace.

With its quiet setting, charming gardens, and potential for improvement, this bungalow is a fantastic opportunity for anyone looking to create their dream home in one of Aughton's most desirable areas. Don't miss out—viewing is highly





	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80)		
(55-68)		
(39-54)		
(21-38)	32	
(1-20)		
Not energy efficient - higher running costs		

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