



Ian Anthony
The Estate Agents

Rosehill Drive, Aughton, L39 5AA

Offers Over £425,000

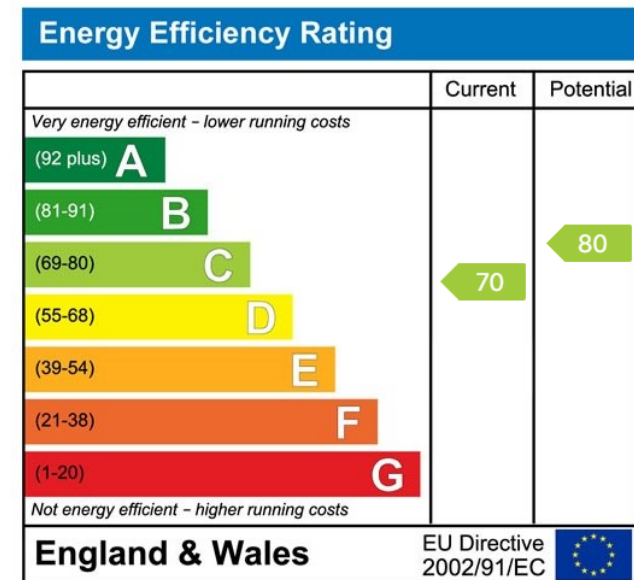
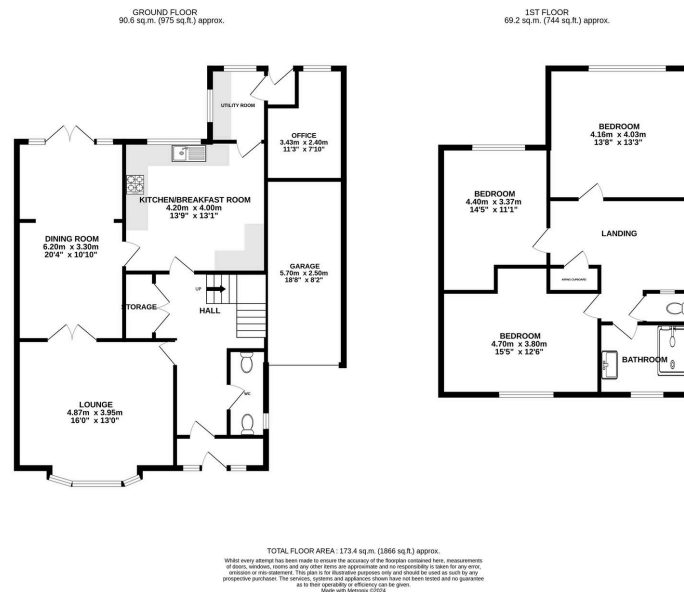
🛏 3 🚿 1 🛋 3



- DELIGHTFUL DETACHED PROPERTY
- GARDEN ROOM, KITCHEN/ BREAKFAST ROOM
- THREE GENEROUS SIZED BEDROOMS
- GARAGE, GARDENS FRONT & REAR
- NO UPWARD CHAIN!
- LIVING ROOM, DINING ROOM
- CLOAKROOM, STUDY, UTILITY ROOM
- WET ROOM, SEPARATE WC
- POPULAR RESIDENTIAL LOCATION



This delightful detached residence offers spacious family living in the highly sought-after area of Aughton, conveniently close to local amenities. The ground floor features a welcoming, bright entrance hall, a cloakroom, a living room, a dining room that opens to a charming garden room, a kitchen/breakfast room, a convenient utility room, and a study. The first floor hosts three generously sized bedrooms, a wet room, and a separate WC. Outside, the property boasts a block-paved driveway providing ample parking, a charming front garden, and a beautifully maintained private rear garden, perfect for relaxation and outdoor entertaining. Viewing is essential to fully appreciate the accommodation on offer.



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.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: enquiries@iananthonystates.co.uk <https://www.iananthonystates.co.uk>