






**Ian Anthony**  
The Estate Agents



**Eskdale Avenue, Aughton, L39 5EU**

**Offers Over £225,000**

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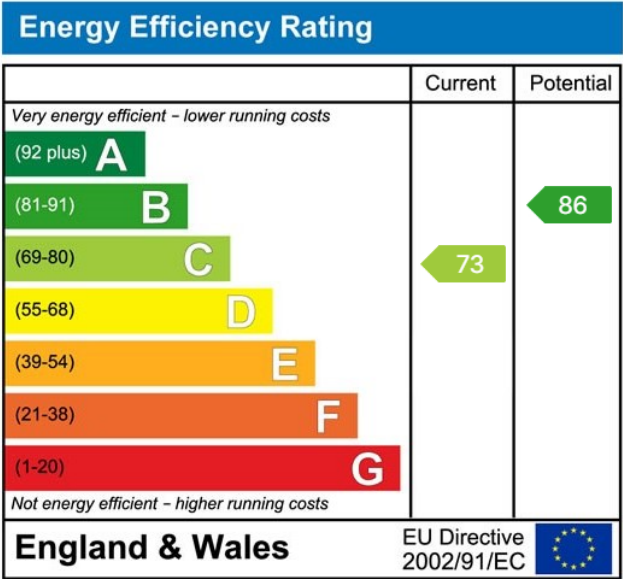
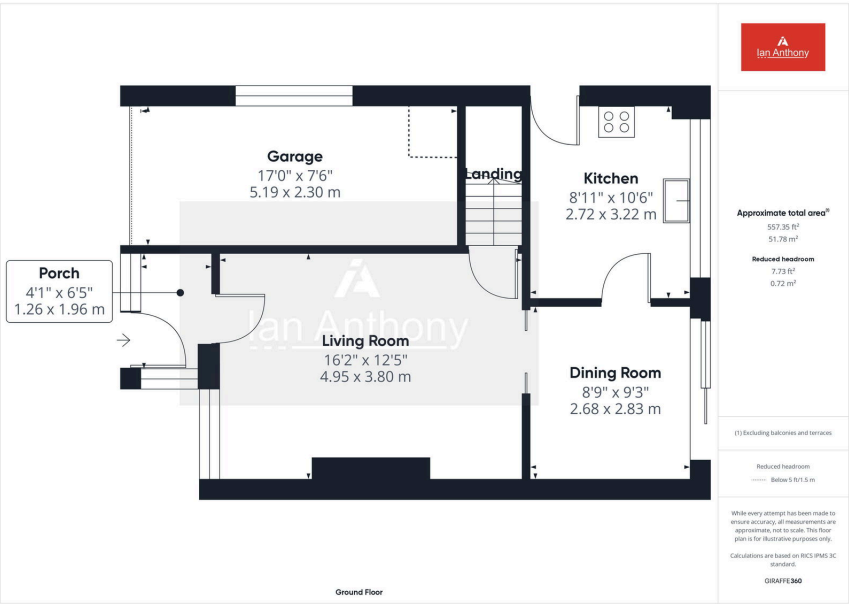


- SEMI-DETACHED PROPERTY • LIVING ROOM
- DINING AREA • KITCHEN
- THREE BEDROOMS • FAMILY BATHROOM
- SEPARATE WC • GARAGE
- PAVED REAR GARDEN • POPULAR LOCATION!





Nestled in the heart of Aughton, this delightful 3-bedroom semi-detached property on Eskdale Avenue offers comfortable living with a well-proportioned layout and excellent potential throughout. Ground floor comprises of an enclosed porch, living room, dining room and fitted kitchen. Whilst to the first floor there are three good sized bedrooms, family bathroom with a separate WC. Outside there is an enclosed rear garden and to the front of the property there is a large driveway.



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.