

# Ian Anthony

## The Estate Agents

**Fernhurst Gate, Aughton, L39 5ED**

Guide Price £379,950

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- DETACHED PROPERTY
- DINING ROOM
- UTILITY ROOM & WC
- FAMILY BATHROOM
- GARDENS FRONT & REAR
- KITCHEN / DINER
- FAMILY ROOM
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION

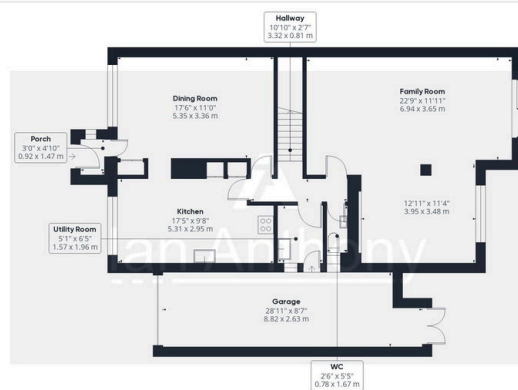
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Ground Floor Building 1



First Floor Building 1



**Approximate total area<sup>1</sup>**  
1625.33 ft<sup>2</sup>  
151 m<sup>2</sup>

**Reduced headroom**  
37.52 ft<sup>2</sup>  
3.49 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Nestled in the heart of the desirable Fernhurst Gate area of Aughton, this stunning three-bedroom detached property has undergone a comprehensive renovation, showcasing modern living at its finest. With a perfect blend of style and comfort, this home promises an unparalleled lifestyle for discerning buyers.

This property is situated in one of Aughton's most sought-after neighbourhoods, characterized by its peaceful environment and strong community spirit. Residents enjoy the convenience of nearby excellent schools, a variety of shops, and an array of local amenities. Commuters will appreciate the easy access to the M58 and M57 motorways, allowing for straightforward travel to Liverpool, Ormskirk, and beyond. Additionally, public transport options are readily available,

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with several railway stations offering frequent services to surrounding areas. The vibrant local amenities, including restaurants and leisure facilities, ensure that all your everyday needs are easily met.

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