



Ian Anthony
The Estate Agents

Smithy Lane, Aughton, Lancashire, L39 6SS

Guide Price £385,000

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- DELIGHTFUL SEMI DETACHED HOUSE
- CONSERVATORY
- THREE BEDROOMS
- WONDERFUL LOCATION
- LIVING ROOM, KITCHEN
- UTILITY ROOM, CLOAKROOM
- FAMILY BATHROOM
- STUNNING RURAL VIEWS



SUMMARY

We are delighted to present this well-appointed semi-detached property on Smithy Lane, Aughton.

The ground floor offers a welcoming layout, featuring a porch, a cosy lounge, a well-equipped kitchen, a practical utility room, a cloakroom, and a bright conservatory—perfect for relaxing or entertaining.

Upstairs, the home boasts three generously sized bedrooms and a modern family bathroom.

Externally, the property benefits from both front and rear gardens, beautifully maintained with well-stocked flower and shrub borders.



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>