

Ian Anthony The Estate Agents

St. Michael Road, Aughton L39 6SA

Guide Price £695,000









- Charming 4-bedroom semi-detached farmhouse
- Light-filled shaker-style kitchen
- Master bedroom with luxury
 Large, versatile outbuilding en-suite
- Highly desirable location

- Spacious vaulted lounge
- · Elegant dining room









Charming & Unique Semi-Detached Farmhouse in Highly Desirable Aughton Location.

A beautifully presented 4-bedroom semi-detached farmhouse in a peaceful and sought-after part of Aughton. Full of charm and character, featuring vaulted ceilings, pitch pine beams, a bespoke shaker-style kitchen, and a luxurious en-suite. Generous living spaces, landscaped gardens, ample parking, and a large outbuilding. Ideally located near Town Green Station, outstanding schools, and award-winning restaurants including Moor Hall. A unique and elegant family home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80)		76
(55-68)	65	
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: enquiries@iananthonyestates.co.uk https://www.iananthonyestates.co.uk