



**Ian Anthony**  
The Estate Agents

Turnpike Road, Aughton, L39 3LD

Guide Price £419,950

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- DETACHED SPACIOUS BUNGALOW
- LOFT WITH DORMER WINDOW
- FANTASTIC VIEWS FROM THE FRONT
- BEAUTIFUL GARDENS TO FRONT & REAR
- EXTENSION POTENTIAL (STPP)
- ACCESSABLE UTILITY ROOM
- GARAGE & DRIVEWAY PROVIDING OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION





Seize the opportunity to transform this two-bedroom detached bungalow into your dream home. Located on the prestigious Turnpike Road in Aughton, this property is a hidden gem waiting for your vision and creativity. The bungalow features a spacious living room and a functional kitchen, providing a solid foundation for your renovation aspirations. As you step inside, you'll find an inviting hallway leading to two well-proportioned bedrooms. The existing bathroom is ready for modern upgrades.

One of the highlights of this project is the loft space, a fantastic opportunity to expand your living area. With the right design, it can be converted into additional bedrooms or a multifunctional space that suits your lifestyle.



## Energy Efficiency Rating

Energy efficiency rating scale for England & Wales, based on the EU Directive 2002/91/EC. The scale ranges from A (Very energy efficient) to G (Not energy efficient). The current rating is A (92 plus), and the potential rating is 78. The scale is color-coded: A (green), B (green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). The text "Very energy efficient - lower running costs" is at the top, and "Not energy efficient - higher running costs" is at the bottom.

Rating	Current	Potential
A (92 plus)	Very energy efficient - lower running costs	
B (81-91)		
C (69-80)		78
D (55-68)		64
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

**England & Wales**

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