



**Ian Anthony**  
The Estate Agents



Noel Gate, Aughton L39 5EE

£250,000

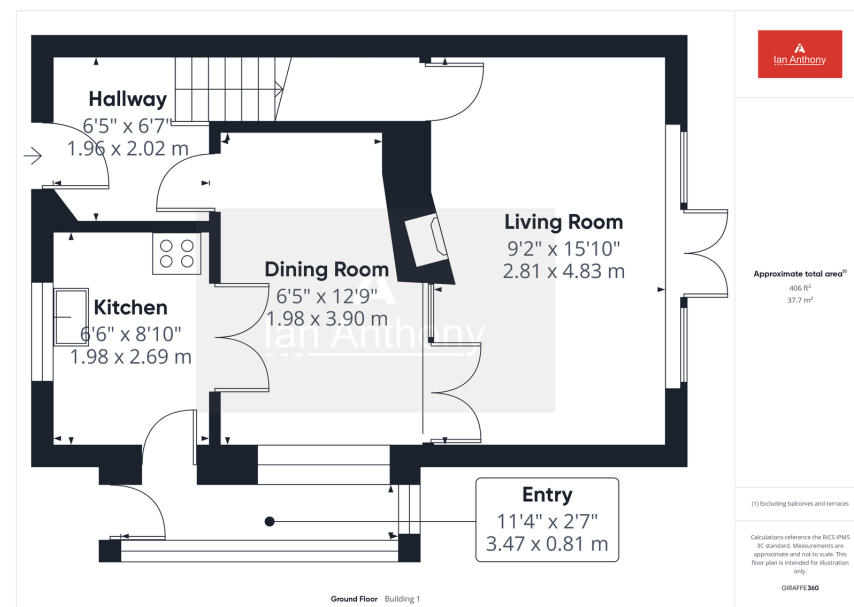
3 1 2





- THREE BEDROOM
- SOUGHT AFTER AREA
- MULTI-CAR DRIVEWAY
- DINING ROOM
- LOTS OF POTENTIAL
- GENEROUS GARDEN
- KITCHEN





Nestled in the sought-after area of Noel Gate in Aughton, this spacious three-bedroom semi-detached home presents a fantastic opportunity for buyers looking to make a property their own. Ideally located in a quiet, established neighborhood, the home offers generous living space and great potential throughout—perfect for families, first-time buyers, or anyone looking to put their personal stamp on a well-located home.

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@iananthonyestates.co.uk](mailto:enquiries@iananthonyestates.co.uk) <https://www.iananthonyestates.co.uk>