



Ian Anthony
The Estate Agents

Cherry Tree Lane, Aughton, L39 5EH

Guide Price £240,000

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SUMMARY

Spacious Four Bedroom Semi-Detached Home – Cherry Tree Lane, Aughton

Situated in a popular residential location on Cherry Tree Lane, Aughton, this four bedroom semi-detached property offers generous living space and fantastic potential for modernisation. Ideally located close to local shops, restaurants, schools, and transport links, it's perfect for families and buyers looking to add their own personal touch.

The accommodation briefly comprises a porch leading into a cosy living room with a brick feature fireplace with marble hearth and wooden mantle, TV point, and built-in storage. The fitted kitchen includes a range of matching wall and base units, sink with drainer, space for oven and fridge/freezer, and ample room for a dining table and chairs. Additional storage cupboards provide practicality throughout.

A utility room offers extra workspace and storage, complete with sink unit, plumbing for a washing machine, and access to the rear garden. The ground floor also includes a family bathroom with bath and shower attachment, separate WC, a dining room ideal for entertaining, and an office providing versatile space for home working or hobbies.

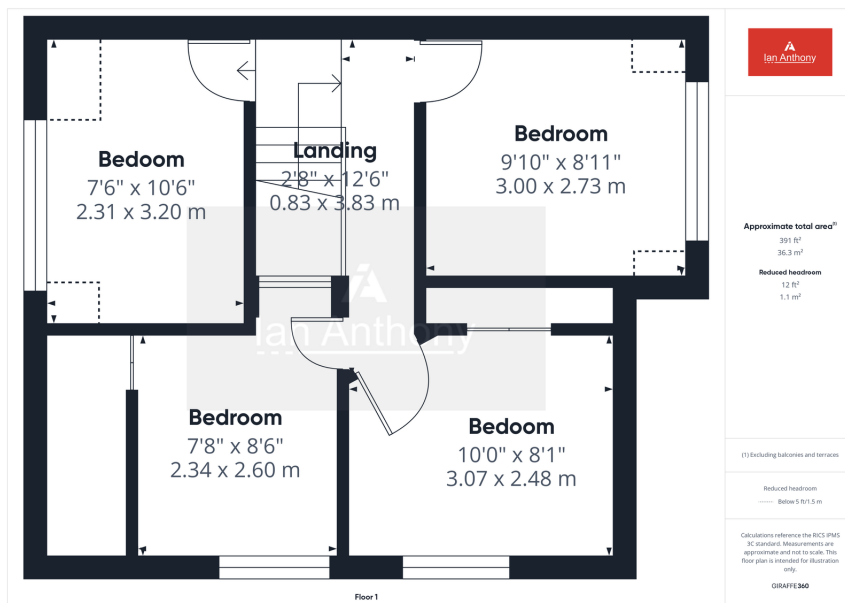
To the first floor are four well-proportioned bedrooms, each offering good natural light and flexibility.

Externally, the property enjoys a low-maintenance front garden with paved driveway providing off-road parking, lawn area with established planting, and a generous enclosed rear garden featuring lawn, mature shrubs, a pond, garden shed, and fenced surround.

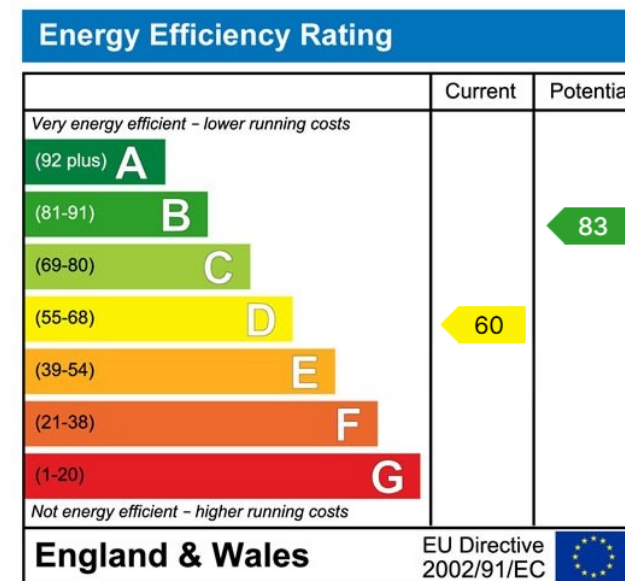
Offering scope for improvement and personalisation, this property presents a fantastic opportunity to create a wonderful family home in a highly desirable area. Early viewing is recommended.

LIVING ROOM - 5.31m x 2.82m (17'5" x 9'3")





- NO UPWARD CHAIN
- SEMI-DETACHED PROPERTY
- LIVING ROOM
- KITCHEN & DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS BATHROOM & SEPERATE WC
- FOUR BEDROOMS & OFFICE
- FRONT & REAR GARDEN
- POPULAR RESIDENTIAL LOCATION
- REQUIRES MODERNISATION



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@iananthonystates.co.uk <https://www.iananthonystates.co.uk>