

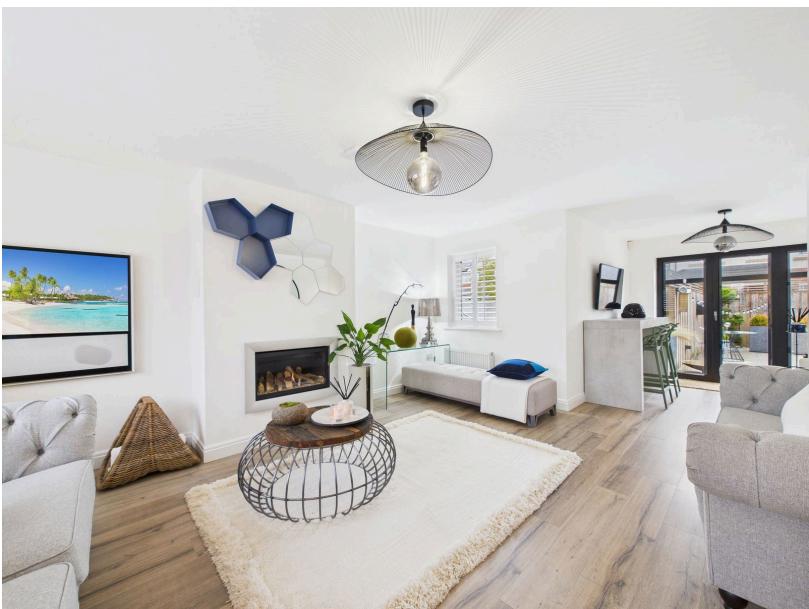


Ian Anthony
The Estate Agents

Aughton Park Drive, Aughton L39 5QE

Offers Over £400,000

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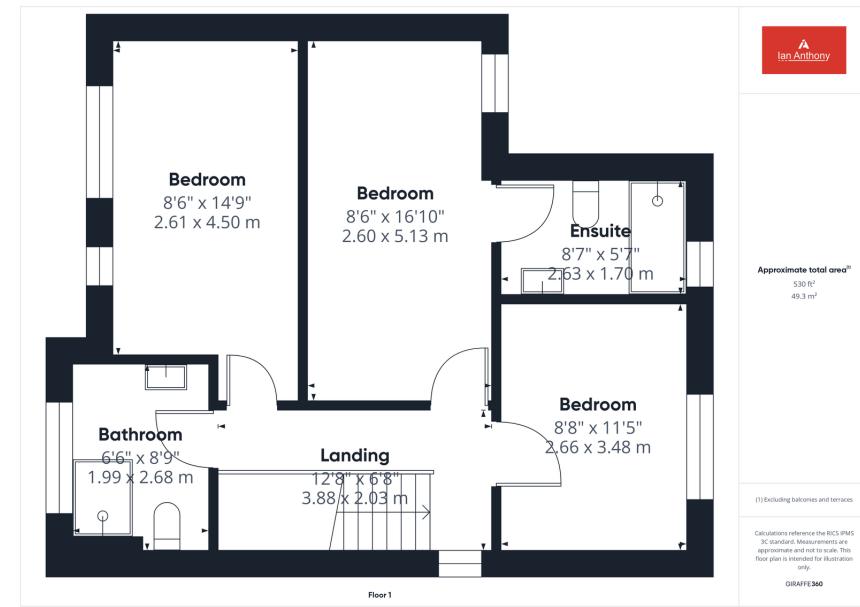


- Stylish detached family home
- Sought-after Aughton location
- Walking distance to train station
- Modern high-gloss kitchen
- Low-maintenance rear garden
- Spacious open-plan living
- Luxurious master en-suite
- Secure gated driveway parking





This stunning three-bedroom detached home in sought-after Aughton offers stylish, modern living within walking distance of Aughton Park Train Station, ideal for commuting to Ormskirk or Liverpool. The welcoming hallway leads to a spacious living room with feature fireplace and real wood-effect flooring, flowing into a modern kitchen diner with high-gloss units, integrated appliances, and patio doors to the garden. Upstairs, three well-proportioned bedrooms include a luxurious master with en-suite, plus a contemporary family shower room. Outside, enjoy a low-maintenance rear garden, porcelain-tiled patio, and gated driveway via secure electric gates – the perfect blend of comfort, convenience, and style.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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