

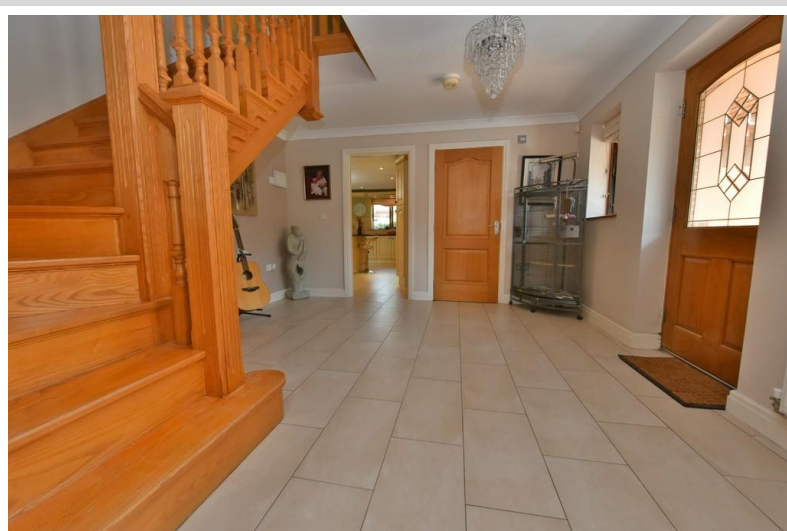


Ian Anthony
The Estate Agents

3 Town Green Gardens
Off Town Green Lane, Aughton, L39

Asking Price Of £579,950

- DETACHED FAMILY HOME
- LIVING ROOM, DINING ROOM
- KITCHEN & UTILITY ROOM
- CONSERVATORY
- 3 BEDROOMS & 2 EN-SUITE
- FAMILY BATHROOM
- GARDEN TO REAR
- BLOCK PAVED DRIVEWAY & DOUBLE GARAGE





Property Description

SUMMARY

This detached family home was built some 11 years ago by the current owners, set back from the public highway and owning the access. The property offers a wealth of accommodation over two storeys, comprising spacious reception hall, lovely living room, dining, room and conservatory. There is a generous kitchen, separate utility room and access to double garage. The first floor has a spacious landing area, 4 bedrooms, 2 en-suites and family bathroom. Outside has a sizeable block paved driveway and attached double garage. The access is owned and two neighbouring property have a right of access over it. This property should be viewed before simply discounting it from your search to appreciate the accommodation this property offers.

FRONT DOOR & CANOPY

A storm canopy has a tiled roof, tongue and groove ceiling and spotlights for evening access, this also provides dry access to the front door. UPVC wood effect door with pattern glass insert.



RECEPTION HALL

13' 05" x 12' 06 max" (4.09m x 3.81m) Two windows to front aspect. Stairs to first floor, under-stairs storage cupboard. Telephone point. Tiled floor. Doors off to...

LIVING ROOM

27' 10 into bay" x 12' 06" (8.48m x 3.81m) Generous living room, with Bay window styling to front aspect. A Marble fire place has an inset Living Flame Gas fire, set with marble back and hearth. Two further windows are set to either side of the fireplace. Door to dining room. Double doors to...



CONSERVATORY

21' 11" x 13' 03 max" (6.68m x 4.04m) Spacious UPVC wood effect conservatory is set upon a brick dwarf wall. Double door to rear aspect. Tiled floor with feature pattern insert. Underfloor heating. Ceiling light fan. TV point.

DINING ROOM

13' 05" x 10' 08" (4.09m x 3.25m) Window to rear aspect. Tiled floor. Door to...

KITCHEN

18' 05 max" x 18' 03 max" (5.61m x 5.56m) Twin windows to side aspect. Double doors with half windows to rear aspect. Generous bespoke fitted kitchen with an array of display cabinets and units to wall and floor with Granite work surface over. Complimented by a central island, Granite work surface over, inset stainless steel sink, scribed drainer, Illuminated plinth over. Matching dressing unit with glass display units. Integrated appliances include a Range Cooker, extractor over, dishwasher and fridge freezer. Part tiled walls, tiled floor. TV point. Spotlights and ceiling light. Door to...



UTILITY ROOM

12' 03" x 6' 06 max" (3.73m x 1.98m) Window to side aspect. Door to garage. Units to wall and floor, work surface over, Belfast sink, plumbed for washing machine, part tiled walls, tiled floor. Extractor vent. Spotlights.



CLOAKROOM

Comprising W.C, wall mounted hand wash basin. Part tiled walls, tiled floor. Extractor vent.

STAIRS & LANDING

An Oak spindled staircase rises and turns to the spacious first floor landing area. Window to front aspect. Oak flooring. Ceiling light point. Loft access (power and light) Doors off to...



BEDROOM ONE

20' 04 max" x 12' 07 max" (6.2m x 3.84m) Window to rear aspect. Fitted wardrobes, drawers and dressing table with oversized mirror, are complimented by bedside cabinets. Wooden floor. TV and telephone point. Spotlights. Door to..

SHOWER EN-SUITE

8' 10 to shower" x 5' 05" (2.69m x 1.65m) Window to front aspect. Comprising back to wall W.C, freestanding chrome and wood vanity unit, glass hand wash basin set on top. Tiled shower enclosure, glass door and mains shower. Tiled floor, part tiled wall. Spotlights, extractor vent.



BEDROOM TWO

17' 08" x 10' 11 max" (5.38m x 3.33m) Window to rear aspect. Range of fitted wardrobes, wall mounted cupboards and bedside cabinets with illuminated plinth over. Complimented by a dresser unit with mirror over and further low level storage units. Wood floor. Spotlights. TV point. Door to...

SHOWER EN-SUITE

7' 06" x 5' 08" (2.29m x 1.73m) Window to side aspect. Wall mounted W.C, wall mounted hand wash basin, mirror cupboard over. Quadrant glass, tiled shower enclosure with multi-point shower unit. Part tiled walls, tiled floor. Spotlights. Extractor vent.



BEDROOM THREE

11' 05 max" x 10' 09" (3.48m x 3.28m) Window to rear aspect. Wood floor. TV and telephone point.

BEDROOM FOUR

10' 09 max" x 9' 04" (3.28m x 2.84m) Window to rear aspect. Wood floor. TV and telephone point.

FAMILY BATHROOM

9' 11 max" x 8' 0" (3.02m x 2.44m) Window to front aspect. Comprising wall mounted W.C, wall mounted wood effect vanity unit with inset hand wash basin, illuminated mirror over, freestanding bath with chrome legs and bar feature. Part tiled walls and shelving, tiled floor. Spotlights. Extractor vent. Traditional style radiator with chrome bar features.





OUTSIDE

DRIVEWAY

A sizeable block paved driveway dominates the front aspect with mature trees and shrubs to the front and side aspect.

GARAGE

Attached double garage, oak effect electronically operated sectional garage door. Twin windows to rear aspect. Part glazed door to rear aspect. Power and light. Central heating boiler and water systems.

REAR GARDEN



ADDITIONAL INFORMATION

The property has a gas central heating system and double glazing.

LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band G

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

VIEWINGS

Viewing strictly by appointment through the Agents.



Ground Floor



First Floor



This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	77

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements