



**Ian Anthony**  
The Estate Agents

**114 Liverpool Road  
Aughton, Lancashire, L39 3LW**

**Asking Price Of £179,950**

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- LIVING ROOM
- KITCHEN
- IN NEED OF RENOVATION
- SUN ROOM
- DRIVEWAY, GARDENS FRONT & REAR
- POPULAR RESIDENTIAL LOCATION



[www.iananthonyestates.co.uk](http://www.iananthonyestates.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)



114 Liverpool Road, Aughton, Lancashire, L39 3LW



## Property Description

### SUMMARY

#### NO UPWARD CHAIN!

A two bedroom semi detached bungalow in need of renovation. Accommodation briefly comprises living room, kitchen, sun room, two bedrooms and a bathroom. Outside there is driveway parking and gardens to the front and rear.

### ENTRANCE HALL

Part glazed UPVC door to side aspect.

### LIVING ROOM

13' 6" x 12' 7" (4.11m x 3.84m) Gas fire, Glazed doors and side panels to:

### SUN ROOM

11' 9" x 7' 1" (3.58m x 2.16m) Full width window to rear aspect, part glazed door to rear garden, open to:

### KITCHEN

14' 3" x 5' 8" (4.34m x 1.73m) Two windows to side aspect, window to rear aspect, part tiled walls, fitted wall







and base units, gas cooker point, plumbing and space for washing machine, space for fridge freezer, storage cupboard with gas central heating boiler.

#### BEDROOM 1

14' 8" (into bay)x 10' 3" (4.47m x 3.12m) Bay window to front aspect, built-in wardrobes.

#### BEDROOM 2

9' 8" x 8' 0" (2.95m x 2.44m) Window to front aspect.

#### SHOWER ROOM

Window to side aspect, tiled wall, tiled floor, shower cabinet, WC, pedestal wash hand basin.

#### OUTSIDE

##### FRONT

Paved front garden with established planting, paved driveway, path and gate to rear garden.

##### REAR

Patio, lawn, garden sheds.

#### ADDITIONAL INFORMATION

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

#### LOCAL AUTHORITY

West Lancashire Borough Council, Council Tax - Band C

#### 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.

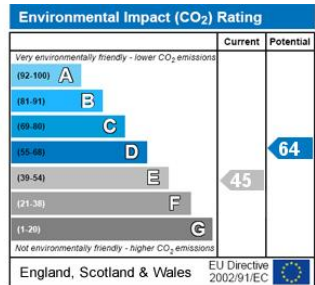
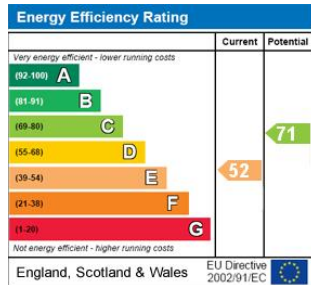
#### TENURE

**PLEASE NOTE:** We cannot confirm the Tenure of this property and any prospective purchaser is advised to obtain verification from their solicitor, mortgage provider or surveyor.

#### VIEWING

Viewing strictly by appointment through the Agents.





I/We approve these sales particulars (with amendments as marked) and authorise Ian Anthony to print and distribute them. I/We understand that all items listed in the particulars are included in the sale and must not be removed unless agreed in advance with the buyer. I/We will inform you immediately should any material change be made to the property.

Signed \_\_\_\_\_

Date \_\_\_\_\_

16 Church Street  
Ormskirk  
Lancashire  
L39 3AN

[www.iananthonyestates.co.uk](http://www.iananthonyestates.co.uk)  
[enquiries@iananthonyestates.co.uk](mailto:enquiries@iananthonyestates.co.uk)  
uk  
01695 580888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.