



# Ian Anthony

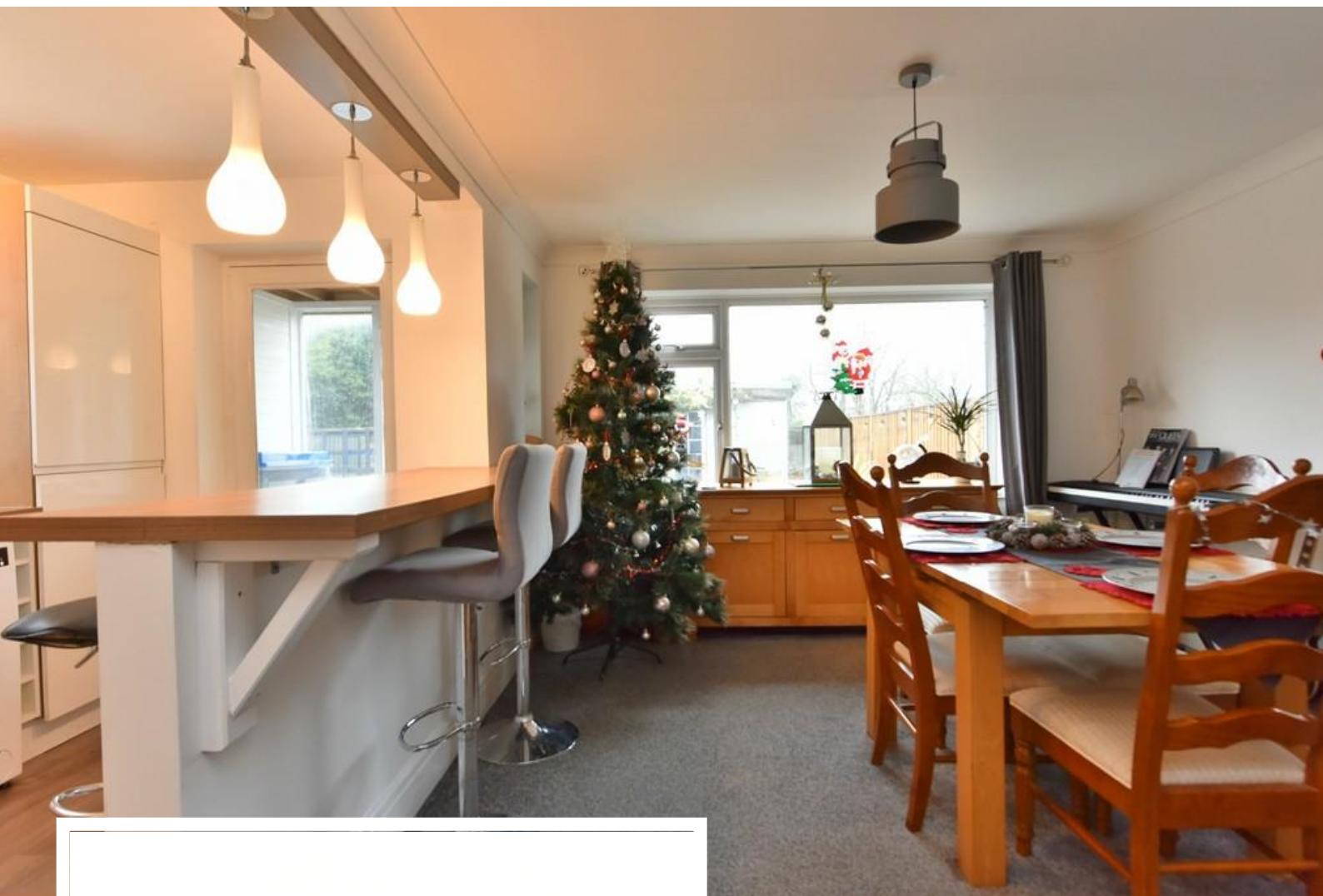
The Estate Agents

126 Liverpool Road  
Aughton, Lancashire, L39 3LW

Asking Price Of £179,950

- SEMI DETACHED BUNGALOW
- LIVING ROOM
- KITCHEN & DINING ROOM
- TWO BEDROOMS
- MODERN FAMILY BATHROOM
- GARDENS FRONT & REAR
- LARGE OUTBUILDING & DRIVEWAY
- SOUGHT AFTER LOCATION





## Property Description

### SUMMARY

A lovely immaculately presented semi detached bungalow, recently refurbished. Accommodation comprises an open plan kitchen/diner, lounge, two bedrooms and a modern bathroom. Outside there is driveway parking and gardens to the front and rear. This house is located in a much sought after area of Aughton and is close to all good schools, railways links to Ormskirk, Town Green, Preston and Liverpool. Ormskirk town centre is a short distance away. Viewing highly recommended.

### FRONT DOOR

Wooden part glazed door to the side of the property.

### HALLWAY

Oak effect flooring, loft access. Leading to ..





#### LIVING ROOM

14' 11" x 12' 09" (4.55m x 3.89m) Oak effect flooring. Feature open fire, cast iron surround and marble hearth. Open plan to ..

#### DINING ROOM

13' 10" x 13' 01" (4.22m x 3.99m) Large window to the rear aspect. Carpeted. Open to ...

#### KITCHEN

16' 11" x 5' 08" (5.16m x 1.73m) Window to the side aspect, door to the rear aspect. Modern white gloss fitted kitchen with a range of base and wall unit, laminate worktops over, stainless steel sink unit. Breakfast bar with seating area. Integrated oven with gas hob and extractor. Space for fridge freezer, washing machine. Laminated wooden flooring and recessed lighting.

#### BEDROOM ONE

15' 06" x 10' 08" (max 4.72m x 3.25m) Large bay window to the front aspect. Carpeted.

#### BEDROOM TWO

10' 03" x 8' 01" (3.12m x 2.46m) Window to the front aspect. Carpeted.

#### FAMILY BATHROOM

6' 04" x 0' 602" (1.93m x 15.29m) Frosted window to the side aspect. Modern white bathroom suite comprising of bath with overhead shower, Pedestal washbasin, WC. Tall chrome towel rail, fully tile walls and floor.

#### OUTSIDE

#### FRONT ASPECT

Flagged driveway providing parking. Lawn area hedge and fence boundary. Paved pathway with gated access to the rear garden.

#### REAR GARDEN

Paved seating area, artificial lawn, raised gravel planters, wooden shed, large outbuilding suitable for a variety of uses 27'6 x 13'7 narrowing to 7'3.

#### ADDITIONAL INFORMATION

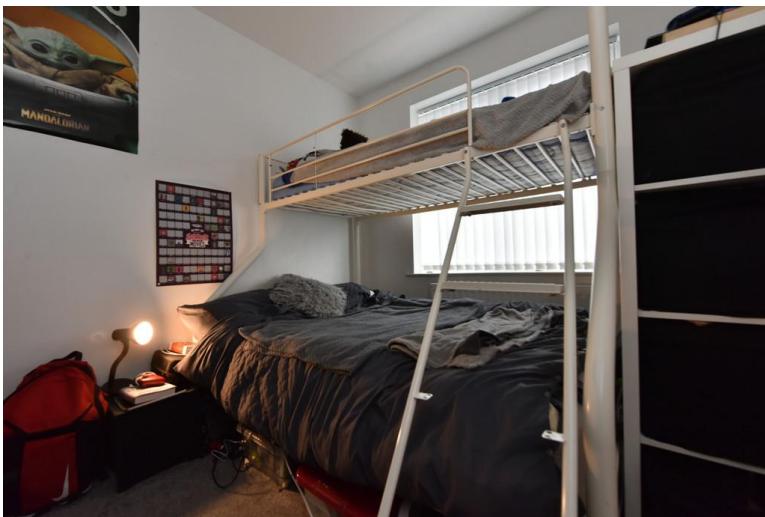
The property has a gas central heating system and double glazing.

#### 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



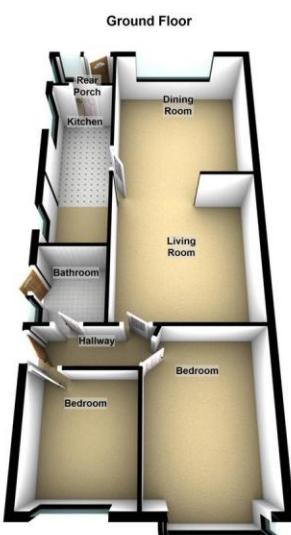


the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

#### TENURE

#### VIEWING

Viewing strictly by appointment through the Agents.



The plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 66   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |