



# Ian Anthony

The Estate Agents

## Long Lane, Aughton, Ormskirk

Guide Price £575,000

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- A DETACHED PROPERTY
- OPEN PLAN KITCHEN FAMILY ROOM
- DOWNSTAIRS SHOWER ROOM
- THREE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- LOUNGE, DINING ROOM
- UTILITY & LAUNDRY ROOM
- SUN ROOM
- FAMILY BATHROOM
- GARDENS FRONT & REAR



A well presented detached property situated on a generous sized plot, set in attractive private gardens with an in and out block paved driveway. An excellent layout provides spacious family accommodation offering a practical and flexible arrangement of space. The property comprises a living room, dining room, open plan kitchen family room and utility room, downstairs shower room and sun room. Whilst to the first floor there is a master bedroom, two further bedrooms and a family bathroom. Outside there are mature well stocked gardens. The property is located in one of the most sought after areas of Aughton and must be viewed to be appreciated.



Approximate total area<sup>(1)</sup>  
2029.87 ft<sup>2</sup>  
188.58 m<sup>2</sup>

Reduced headroom  
55.69 ft<sup>2</sup>  
5.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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