

## Ian Anthony The Estate Agents











- IN THE PRESTIGIOUS **AUGHTON AREA**
- FOUR BEDROOMS
- WALKING DISTANCE TO **LOACL AMENETIES**
- LARGE DRIVEWAY
- GARAGE

- DETACHED BUNGALOW
- LARGE FRONT AND REAR **GARDEN**
- TWO MICHELIN STAR **RESTAURANTS WITHIN** WALKING DISTANCE
- 2 EN SUITES
- UTILITY ROOM









This stunning four-bedroom detached bungalow, located on the prestigious Prescot Road in the sought-after area of Aughton, offers an exceptional living experience in one of the region's most desirable locations. Just a short stroll from the renowned Michelin-starred Moor Hall restaurant, this property is perfectly positioned for both luxury and convenience.

Set within a spacious, beautifully maintained garden, the bungalow boasts ample outdoor space for relaxation and entertainment. Inside, the property offers four generously sized bedrooms with en suite's on two of the bedrooms, three bathrooms, a dining room, living room, utility, large open plan kitchen and a large garage.





	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80)	71	80
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## 5 Burscough Street, Ormskirk, Lancashire, L39 2EG

Tel: 01695 580888 Email: enquiries@iananthonyestates.co.uk https://www.iananthonyestates.co.uk