







**22 Croft Heys, Aughton,, Lancashire L39 5EP**

A larger than anticipated four bedroom detached family home which is set in a very desirable location and provides a very spacious, light and flexible layout.

Situated in much sought after Aughton within walking distance of local shops and schools. Aughton Park railway station which provides easy and direct access into Liverpool City Centre is located within walking distance, whilst Ormskirk town centre with it's wide variety of supermarkets, shops, restaurants and bars along with it's twice weekly markets is situated within a short drive. Edge Hill University, Coronation Park & Ormskirk Hospital are also located locally along with access to the motorway network (M58) at nearby Bickerstaffe.

Sitting on an ample plot with gardens to the front & rear elevations, the main accommodation which provides a very flexible layout briefly comprises; entrance hallway, lounge, inner hallway, dining room, breakfasting kitchen, snug/office and utility room/wc to the ground floor. To the first floor are four bedrooms & modern family bathroom suite, whilst to the exterior of the property are generous private enclosed gardens to the front and rear. Off road parking is provided by a driveway to the front and tandem garage/workshop.

Further benefits include gas central heating & double glazing.

Due to it's superb location, specification and type, we envisage high levels of interest from the outset. Please therefore call Brighouse Wolff on; 01695 580801 to arrange a convenient time to view.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

Entrance doorway, ceiling light point.

#### LOUNGE

17'1" x 11'8" (5.22 x 3.58)

Situated to the front elevation and providing a large main living room. Double glazed window to the front elevation, radiator panel & ceiling lighting.

#### OFFICE/SNUG

12'9" x 8'0" (3.91 x 2.46)

Double glazed window to the front elevation, radiator panel, ceiling lighting and door access to the garage.

#### BREAKFASTING KITCHEN

12'0" x 10'6" (3.68 x 3.21)

Fitted with a comprehensive range of wall and base units together with contrasting work surfaces, tiling & flooring. Gas hob, integral oven, sink & drainer unit, plumbing for dishwasher, ceiling lighting, double glazed window to the rear, space for dining table and chairs.

#### DINING/FAMILY ROOM

10'6" x 7'11" (3.21 x 2.43)

A light room to the rear aspect of the property with double glazed window overlooking the rear gardens and double glazed door. Radiator panel & ceiling light point

#### INNER HALL

Stairs lead to the first floor, ceiling light, internal access doors, storage cupboard.

## UTILITY ROOM/WC

8'4" x 6'2" (2.56 x 1.90)

Plumbing for washing machine and dryer, a modern white two piece wc suite comprising low level wc & vanity wash basin, ceiling lighting, stainless steel heated towel rail.

## FIRST FLOOR

### STAIRS & LANDING

Stairs lead into the main landing area which provides access to all first floor accommodation.

### BEDROOM 1

14'4" x 10'0" max (4.39 x 3.06 max)

Double glazed window to the front elevation, radiator panel, ceiling lighting

### BEDROOM 2

10'8" x 10'4" max (3.26 x 3.16 max)

Double glazed window to the rear elevation, radiator panel, ceiling lighting

### BEDROOM 3

10'5" x 8'1" (3.20 x 2.48)

Double glazed window to the rear elevation, radiator panel, ceiling lighting

### BEDROOM 4

10'1" x 7'5" (3.08 x 2.27)

Double glazed window to the front elevation, radiator panel, ceiling lighting.

### BATHROOM SUITE

10'6" x 4'9" (3.21 x 1.45)

A modern white three piece bathroom suite comprising; 'P' shaped panelled shower bath with overhead shower and shower screen, low level wc with concealed cistern vanity wash basin and units, tiled elevations, storage cupboard, ceiling lighting.

## EXTERIOR

### DRIVE & GARAGE

Double width off road driveway parking leads to the garage/workshop. The garage is extended and provides an excellent space for parking and workshop beyond. Patio doors to the far rear, access doors to the front.

## FRONT & REAR GARDENS

The front garden is mainly laid to lawn, whilst the rear garden is particularly impressive, provides excellent outdoor living space and faces in a North Westerly direction. The garden area is fully fence enclosed and mainly laid to lawn with flagged patio, seating area and timber built shed.

## MATERIAL INFORMATION

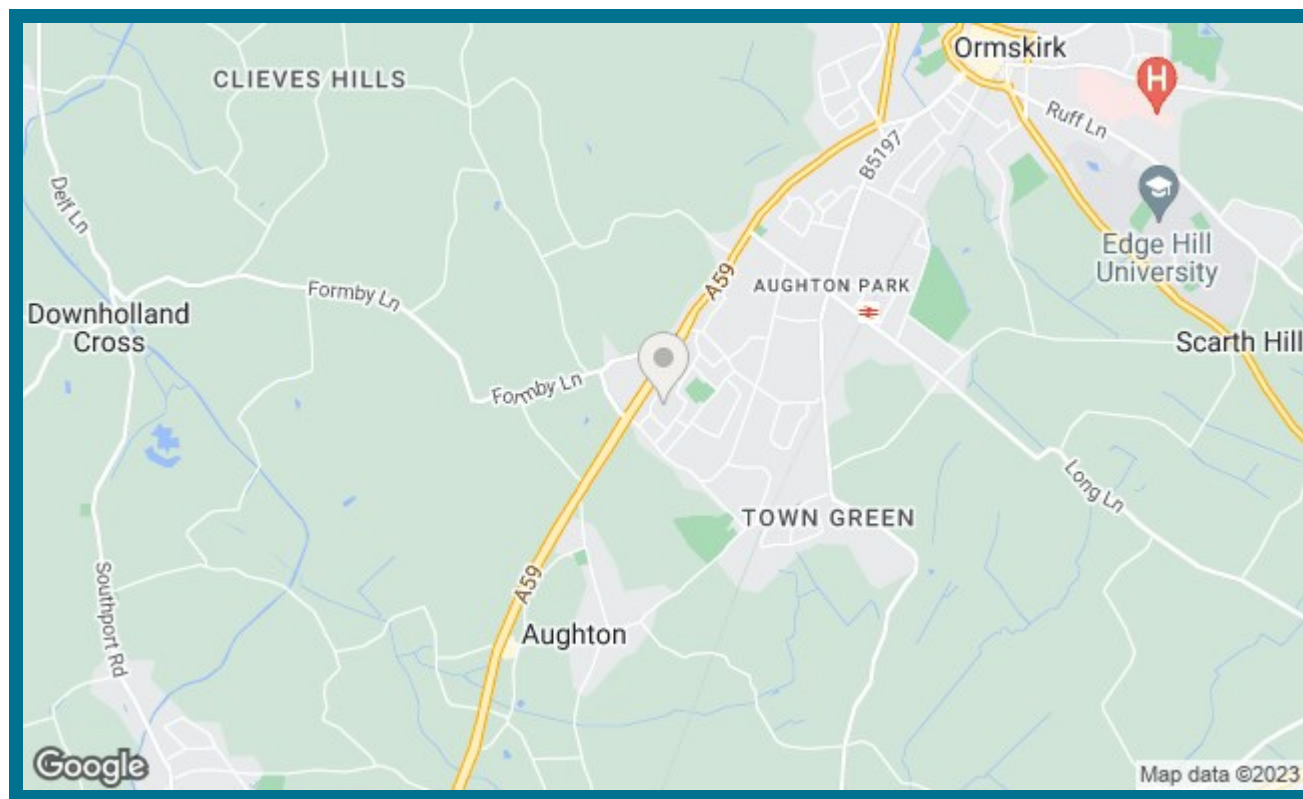
### TENURE

FREEHOLD - Pending first registration.

### COUNCIL TAX BAND

Band: E

## VIEWING BY APPOINTMENT



### Important Information

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

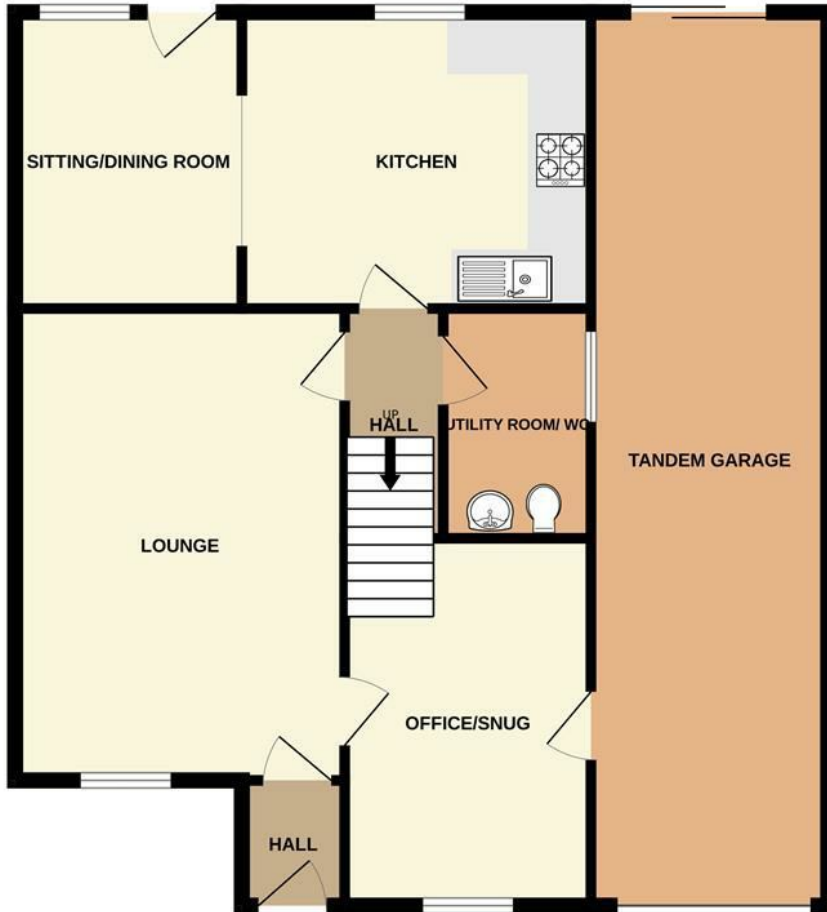
We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

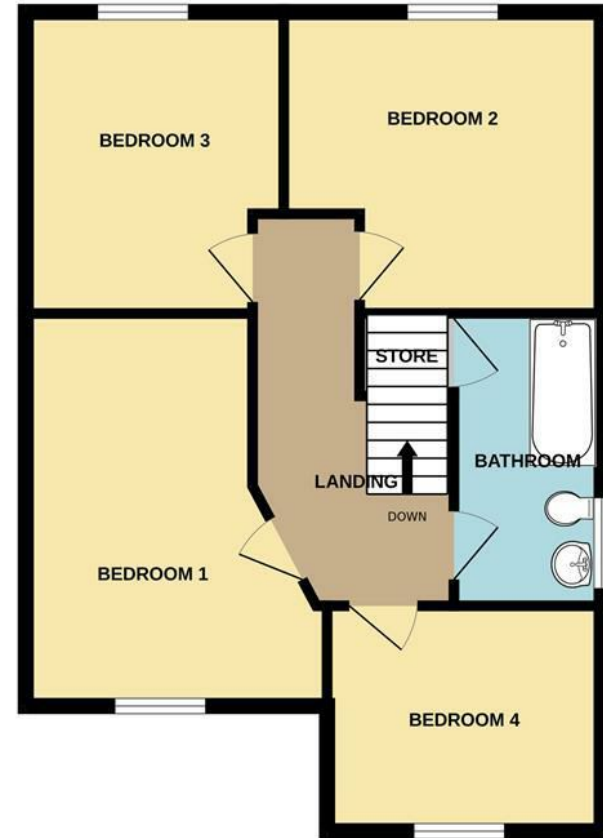


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GROUND FLOOR  
934 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1514 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			61
England & Wales		EU Directive 2002/91/EC	

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



